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MODERN SMALL HOMES

of

QUALITY *and* PERMANENCE

THE publication of this book of "Modern Small Homes" is the outgrowth following a popular demand for Homes of architectural merit which can be erected at costs within reach of ordinary incomes.

A home, to be a real home, does not have to be a large place, it does not have to be elaborate, it does not have to have an army of servants to maintain it. Homes are what we make them, and be they large or small, it is up to the fathers and mothers to either have houses for their children to be sheltered in or homes for their children to live in.

The designing of these homes was placed in the hands of competent architects and engineers who specialize in Home Architecture and their successful handling is based on a thorough knowledge of design, building mechanics, and an ability to take advantage of every feature of small house construction.

Today it is possible to build with architectural merit at a cost no greater than was formerly paid for mediocre results. This has come about through the specialized attention of skilled designers to the problems of planning the small home and on account of building costs, which are now lower than they have been for a long period of time. As this present condition prevails we believe that now is the time for the builder of small attractive homes to invest as he will obtain the maximum in comfort, convenience and pleasing design. The opportunity then, for the builder of small homes, is as great as ever.

With these facts before us we present, with confidence, this book of moderate priced small homes, feeling that it will be received with pleasure by the discriminating builders of this community.

The homes illustrated herein were conservatively selected, yet a wide variety is presented so that one's individual taste may be gratified. There are 64 homes shown which together with the alternate floor plans for some and the alternate exterior styles for others make a total of 77 designs. You will also notice that each page illustrates some special feature of interest to the builder such as garden furniture or garage, or fireplace, or interior view, or front entrance, or some other feature connected with home building.

Please remember that we are always prepared to make changes in layout and details, additions or eliminations, as may be desired by our patrons.

If you have your own plans from which you wish to build, it makes no difference to us, our service will still be the same, our prices will be consistently as low, and our efforts to please you will be just as great as if you selected one from our own Plan Book.

Call and see us, or if more suitable to you, telephone or write and we will make an appointment at your convenience.

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BUNGALOWS

(DESIGNS MARKED * CAN HAVE ROOMS ON SECOND FLOOR IF DESIRED.)

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CONSTRUCTION COSTS

THE VOLUME OF CUBIC CONTENTS OF EACH DESIGN IS GIVEN WITH EACH HOUSE ILLUSTRATION. THIS IS FOR THE CONVENIENCE OF THOSE WHO WISH TO QUICKLY DETERMINE THE APPROXIMATE BUILDING COSTS.

ACTUAL COSTS AND FULL INFORMATION WILL BE GLADLY FURNISHED AT YOUR CONVENIENCE. WE ARE AT YOUR SERVICE AT ALL TIMES.

OUR HOME BUILDING SERVICE

And the Advantages It Offers You

SERVICE

By our term service we mean effective and interested co-operation with the home builder in attaining his object. The average man with limited means finds all too few sources for the information, counsel, and inspiration that he needs while selecting and planning for his new home. Realizing this condition we are prepared to give you not only the benefit of our personal knowledge and experience regarding costs, inspection and grades of material, but also financing assistance and the unlimited use of our Plan Service Department.

OUR PLAN SERVICE

Our Plan Service in connection with our plan books is the most comprehensive, practical and accurate service of its kind ever devised for the use and benefit of builders and others interested in home building. It is the service adopted and used by many of the leading associations in the building field.

PLAN YOUR HOME WISELY

Think not of today—consider the future in selecting the plan for your new home. Not many of you build over one or two homes for yourselves; hence, you should acquaint yourselves with the latest improvements in home building and home arrangement and equipment. As knowledge of this kind is essential to the successful builder, we have made it our business to always be prepared to furnish unlimited service regarding the latest features and improvements in equipment and style.

DEVELOPING YOUR HOME IDEAS

We find that quite often some of our friends and patrons have original or pet ideas of the new home they wish to build. Here is where we can render a remarkable service. Bring your ideas to our office and we will assist you in properly developing them into a practical and workable form. Our experience will be of great assistance to you. It will probably mean a great saving to you in time, labor, material and money.

DON'T HESITATE TO ASK QUESTIONS

Remember that you are building a home and whether it is small or a large dwelling you want first-class construction and high-grade material. Therefore, all questions regarding construction, inspection, quality of material, delivery and costs should be carefully considered and decided. Ask us any questions; it is your right. We want you to be a satisfied home owner.

The Advantage of Securing Accurate Plans Is Fully Explained on the Next Page

ACCURATE PLANS WILL SAVE YOU MONEY

When Building Your Home

It is absolutely essential to good construction and permanency of homes that correctly drawn plans be used. Poorly made plans mean waste, delay, poor construction, and usually undesirable homes. Having an interest in the welfare of this community, and being aware of its needs, we recommend that our patrons use Blue Print Plans of the highest merit.

Unless the plans are accurate, mistakes and mishaps occur with deadly certainty. Discrepancies are always expensive and destructive in comfort and appearance. The safe, economical method of building avoids waste and disappointment by actually first building the house on paper.

Therefore, **each house appearing in this book** of small homes has the most complete set of working drawings that it is possible for architects to produce. These plans have been studied co-operatively and are the product of many men working closely together in the interest of better small house construction.

Our Plan Department includes architects, engineers, and skilled draftsmen with years of experience in house planning and construction, who include everything possible to make the plans accurate and complete in regard to design, strength and utility, comfort and home conveniences.

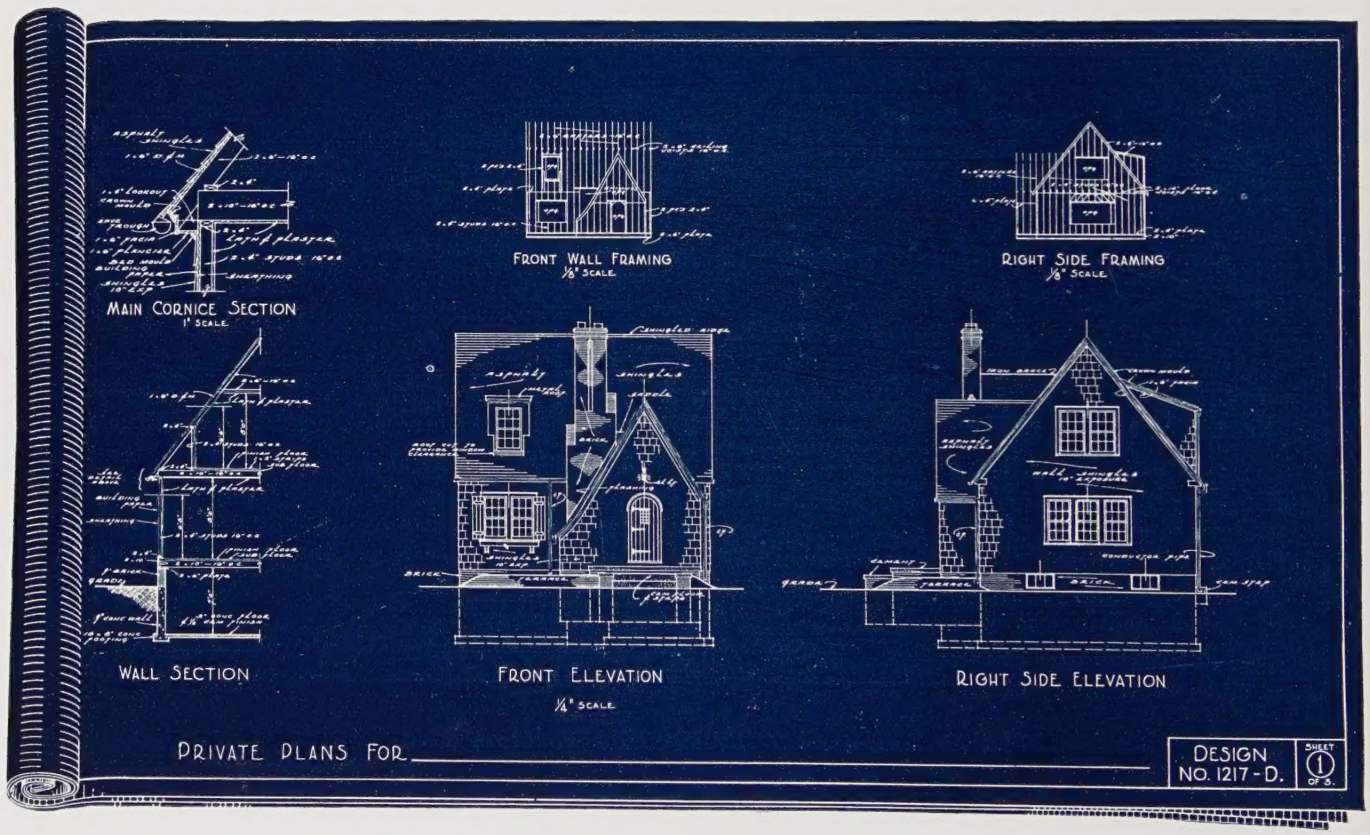
In preparing these designs the architects have had constantly before them the three essential elements which combine to make good architecture. These are: First, well arranged commodious floor plans; second, sound methods of permanent construction; and third, good proportion and pleasing appearance. Through our plan service, you are assured that your building is of safe and sound construction, that all framing lumber is of the proper size to withstand all stresses and that nothing regarding stability will have been overlooked.

Reversed Plans: It is obvious that a plan designed for a lot facing east will not give the best exposure when your lot faces west. If you require this change we will furnish you with an additional set of Reversed Blue Print Plans. Ask us for full particulars.

The specimen Blue Print Working drawings shown below will illustrate the workmanship and completeness of our Plans.

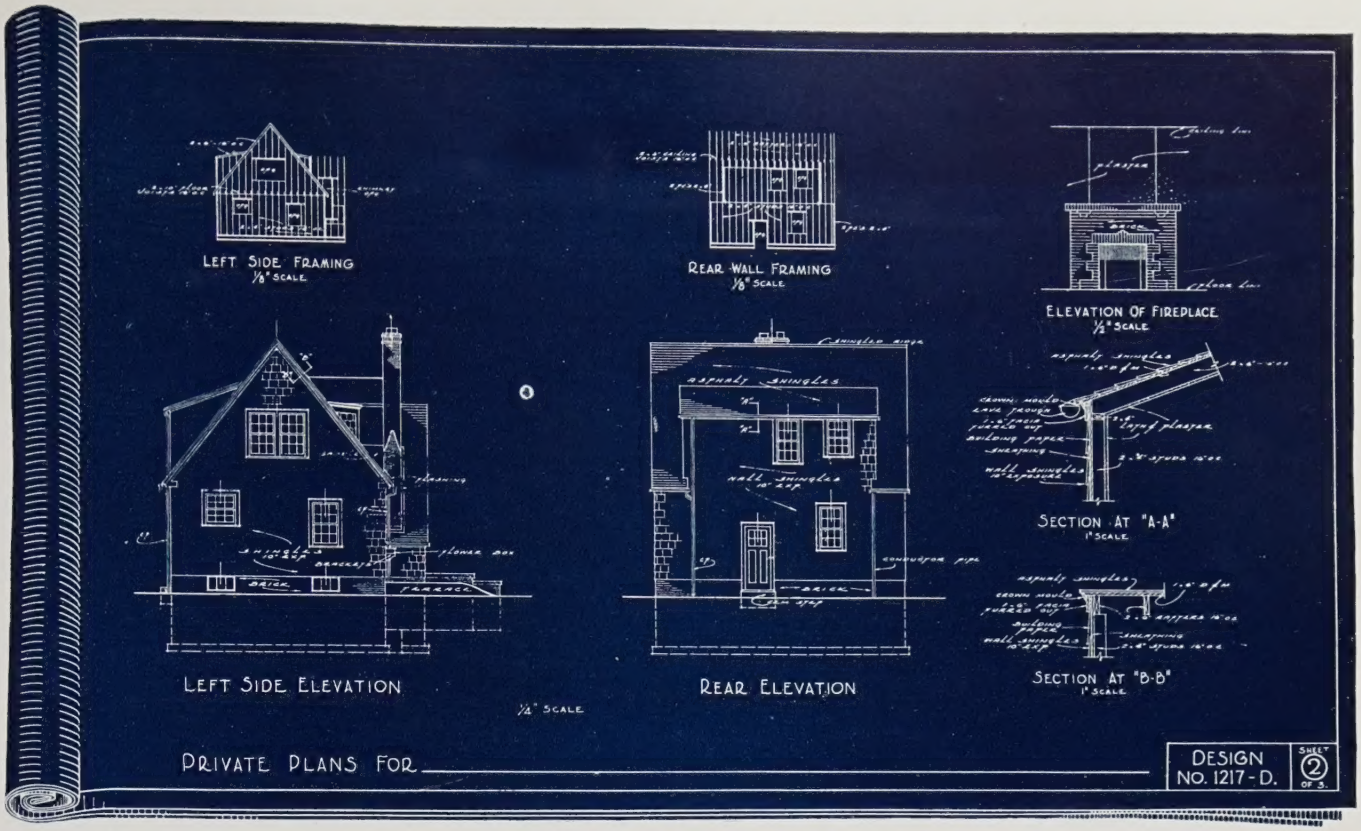
Our Blue Print Plans Include the Following Complete Drawings for Each Home

Basement or Foundation Plan
First Floor Plan
Second Floor Plan
Front Elevation
Right Side Elevation
Left Side Elevation
Rear Elevation
Sections and Detail Drawings
Framing Plans, Complete



SPECIMEN OF BLUE PRINT WORKING PLANS

Exact Copy of Sheet No. 1 of Blue Print Plan Reduced to 1/5 of Actual Size. All Working Plans are Drawn to a Standard ¼ Inch Scale



SPECIMEN OF BLUE PRINT WORKING PLAN

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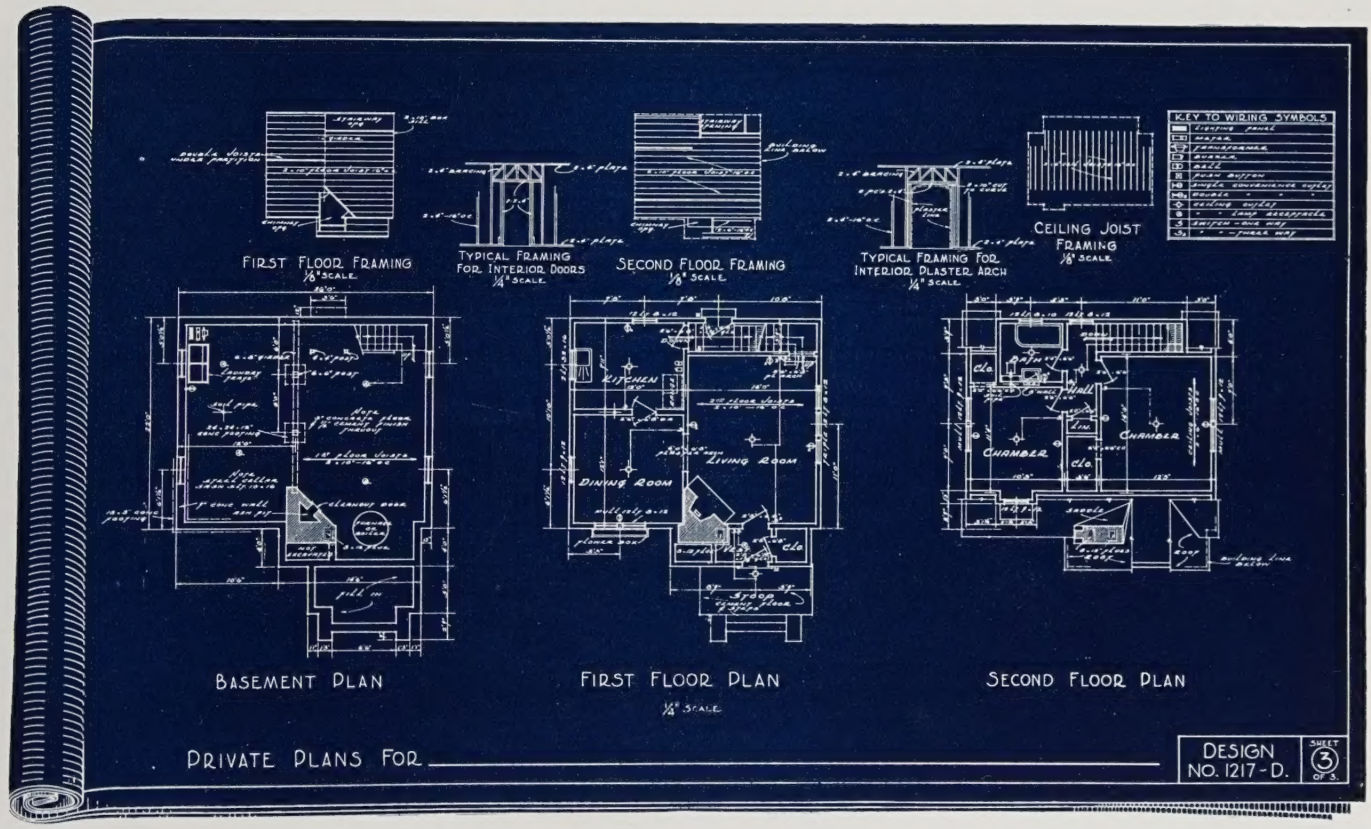


SPECIMEN OF BLUE PRINT WORKING PLAN

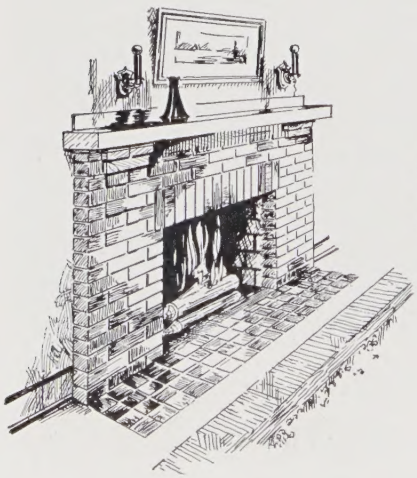
Exact Copy of Sheet No. 3 of Blue Print Plan Reduced to 1/5 of Actual Size. All Working Plans are Drawn to a Standard ¼ Inch Scale

DESIGN 1206-D

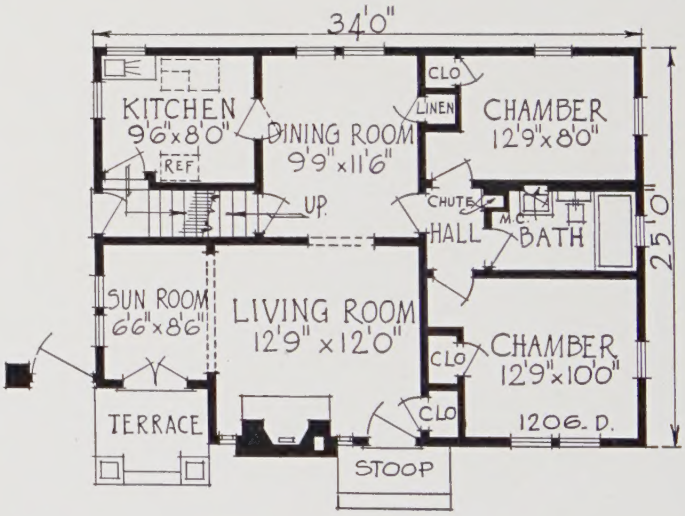
15,900 Cubic Feet

THERE is a wealth of character to this attractive Bungalow, both in appearance and arrangement of the floor plan. Our architects have completed a design that embodies the good looks of larger homes at a surprisingly low building cost.

The floor plan shows properly placed windows in all rooms for good light and ventilation. The rooms are all of good size and well arranged to save as many steps as possible for the busy housewife.



Make your Living Room More Inviting. Install a Good Fireplace

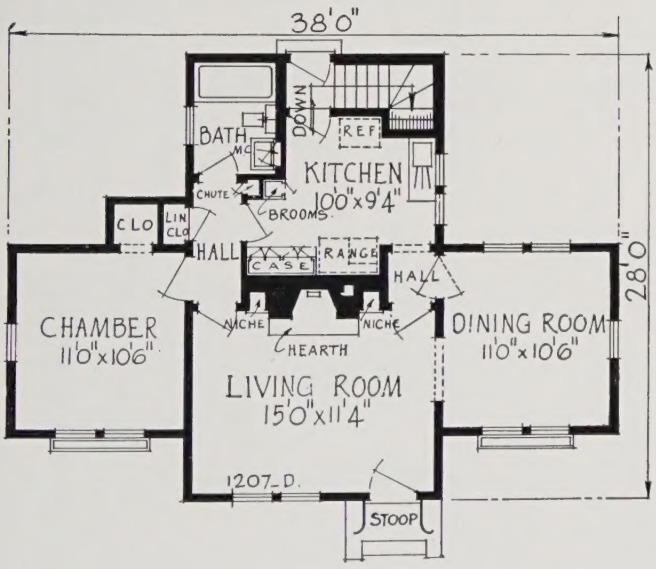


DIMENSIONS

Size of main building	34'0"x25'0"
Size over all	35'0"x29'6"
Ceiling height	8'6"
Height of basement	7'0"

DESIGN 1207-D

13,400 Cubic Feet



ONE has to thank the originality and experience of the architect for the above bungalow.

A small, comfortable home like the above design makes life more cheerful and housekeeping a pleasure.

The housewife will appreciate the simple convenience and economy of all rooms on one floor.

The four rooms and bath are conveniently arranged.

ENTRANCE "B"
Another Suitable Entrance to This Home. Both Are Appropriate and Are Offered for Your Selection.

DIMENSIONS

Size of main building	38'0"x28'0"
Size over all	39'0"x32'6"
Ceiling height	8'6"
Height of basement	7'0"

DESIGN 1208-D

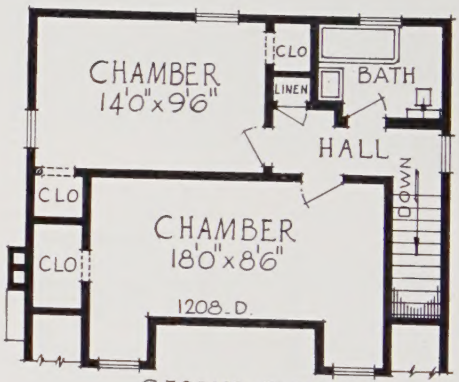
15,400 Cubic Feet

THIS design is one of the most popular types of cottage homes. Simple in lines, yet exceedingly attractive with floor plans that are practical, convenient and economical. This is an ideal plan for those who entertain their friends, as the living room is conveniently large. The fireplace lends an air of pleasing hospitality. In appearance, design and home comfort this home will rank with the most pretentious, yet the cost is comparatively low.

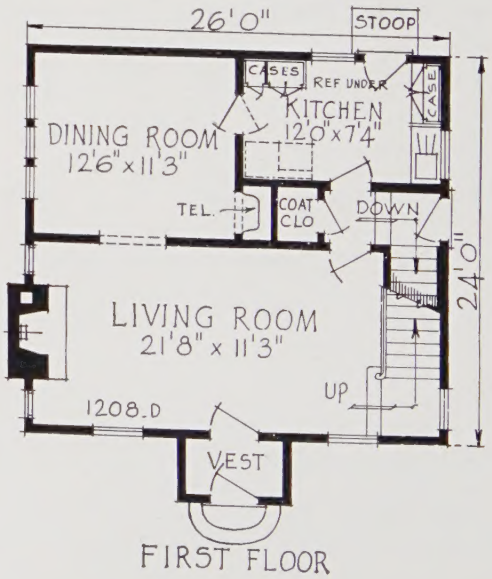
DIMENSIONS

Size of main building	**26'0"x24'0"**	**Size over all**	**27'6"x33'6"**
Ceiling height, 1st floor	**8'6"**	**Ceiling height, 2nd floor**	**8'0"**
Height of basement	**7'0"**		

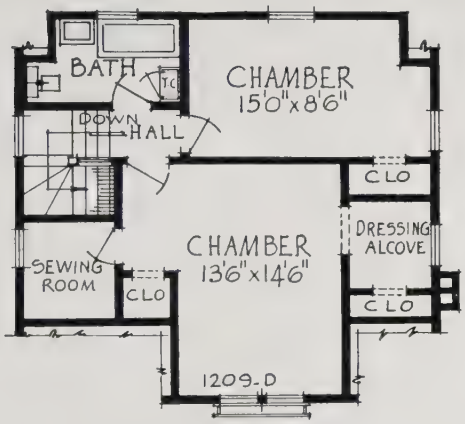
Interior View of Living Room Showing Brick Fire Place



SECOND FLOOR



FIRST FLOOR



SECOND FLOOR

FIRST FLOOR

DESIGN 1209-D

16,000 Cubic Feet

WHILE comparatively inexpensive to build, this home satisfies the most minute requirements of the average American family. Attractive in design and layout, this design comes in for wide approval both from men with an eye for architectural lines and women with an intelligent and personal interest in interior arrangements.

DIMENSIONS

Size of main building	**28'0"x24'6"**	**Size over all**	**29'6"x31'0"**
Ceiling height, 1st floor	**8'6"**	**Ceiling height, 2nd floor**	**8'0"**
		Height of Basement	**7'0"**

The harmony in design between home and garage is pleasing and very noticeable.

DESIGN 1210-D

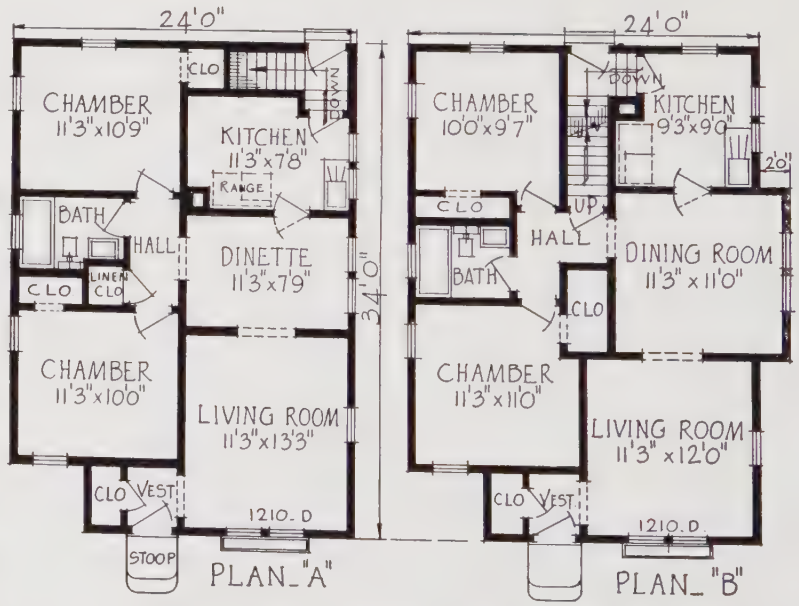
Plan A—16,700 Cubic Feet
Plan B—16,900 Cubic Feet

BUNGALOWS are adaptable to all climates and are the last word in convenience. No other style of home, perhaps, lends itself so freely to the art and skill of the designer or permits such generous opportunities for novelty and beauty in adornment.

A pleasing arbor improves the landscape

DIMENSIONS

Size of main building	**24'0"x34'0"**
Size over all	**27'0"x39'0"**
Ceiling height	**8'3"**
Height of basement	**7'0"**



This Design Offers a Selection of Two Different Floor Plans

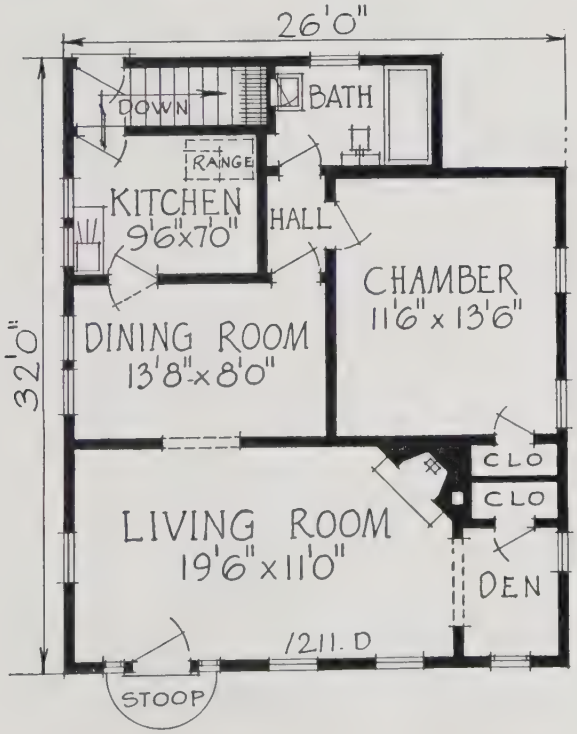
DESIGN 1211-D

15,750 Cubic Feet

DESIGNED to answer the call of home builders who realize the comfort and convenience of having all rooms on one floor. Keeping down the cost is a problem which this design solves. The interior is just as the exterior represents it—light, airy and convenient. This type of home is easy to build, hence the cost is low; yet the construction is substantial and will meet the requirements of the most stringent building codes.

DIMENSIONS

Size of main building	**26'0"x32'0"**
Size over all	**29'0"x36'0"**
Ceiling height	**9'0"**
Height of basement	**7'0"**



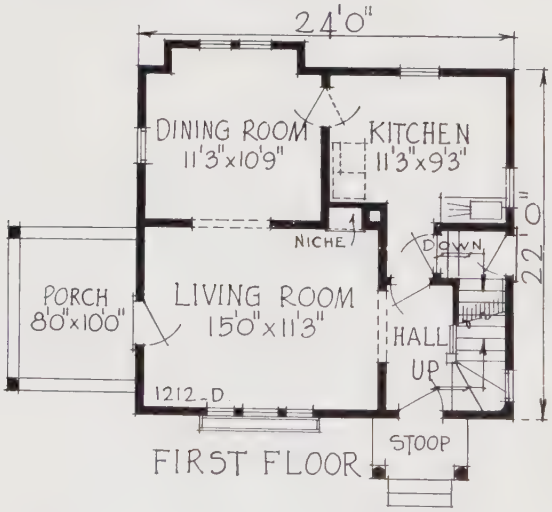
View of Fire Place in Corner of Living Room

DESIGN 1212-D

Each Plan—14,600 Cubic Feet

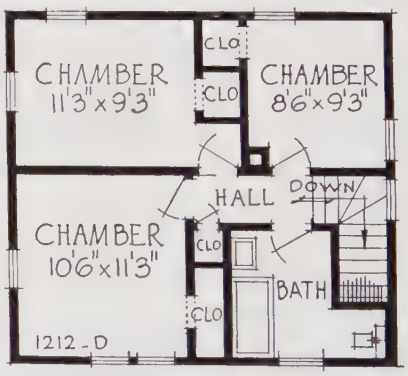
PLACE your family in a home which they can proudly call their own. Nothing can give more pleasure and comfort. The cost, of course, hinders many, and principally for that reason we designed this six-room modern, comfortable, attractive and moderate price home.

Alternate Elevation with Hip Roof for the Same Floor Plan. Designated as Plan B.



DIMENSIONS

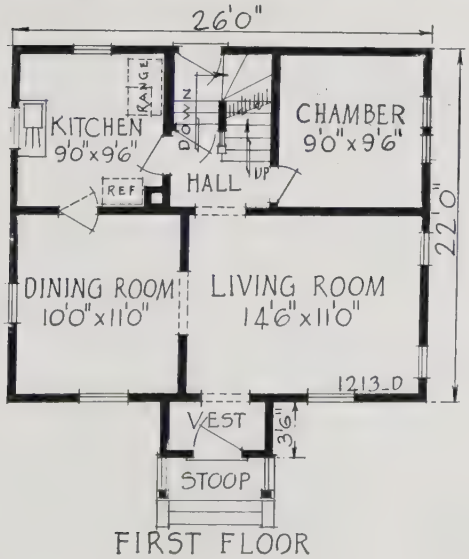
Size of main building	**24'0"x22'0"**
Size over all	**34'6"x30'0"**
Ceiling height, 1st floor	**8'6"**
Ceiling height, 2nd floor	**8'0"**
Height of basement	**7'0"**

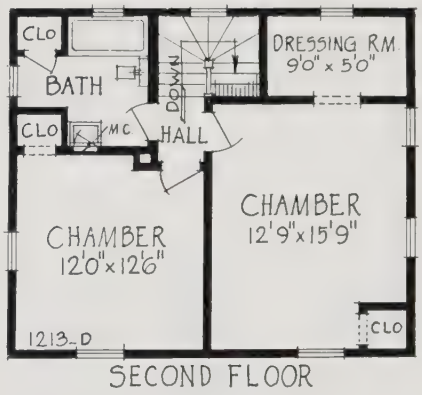


DESIGN 1213-D

15,500 Cubic Feet

AGAIN we see a modern interpretation of the Dutch Colonial style of architecture. It is a home of lasting beauty, simple, homelike and comfortable. The main reason for all this is that the above home is close to the original proven style. Of course, the interior arrangement and equipment is most modern. Thus the stateliness of the old and the efficiency of the new is combined. Many will appreciate the convenience of a bed room on the first floor. A popular type of home and justifiably so for it is reasonable to build yet rich in appearance.

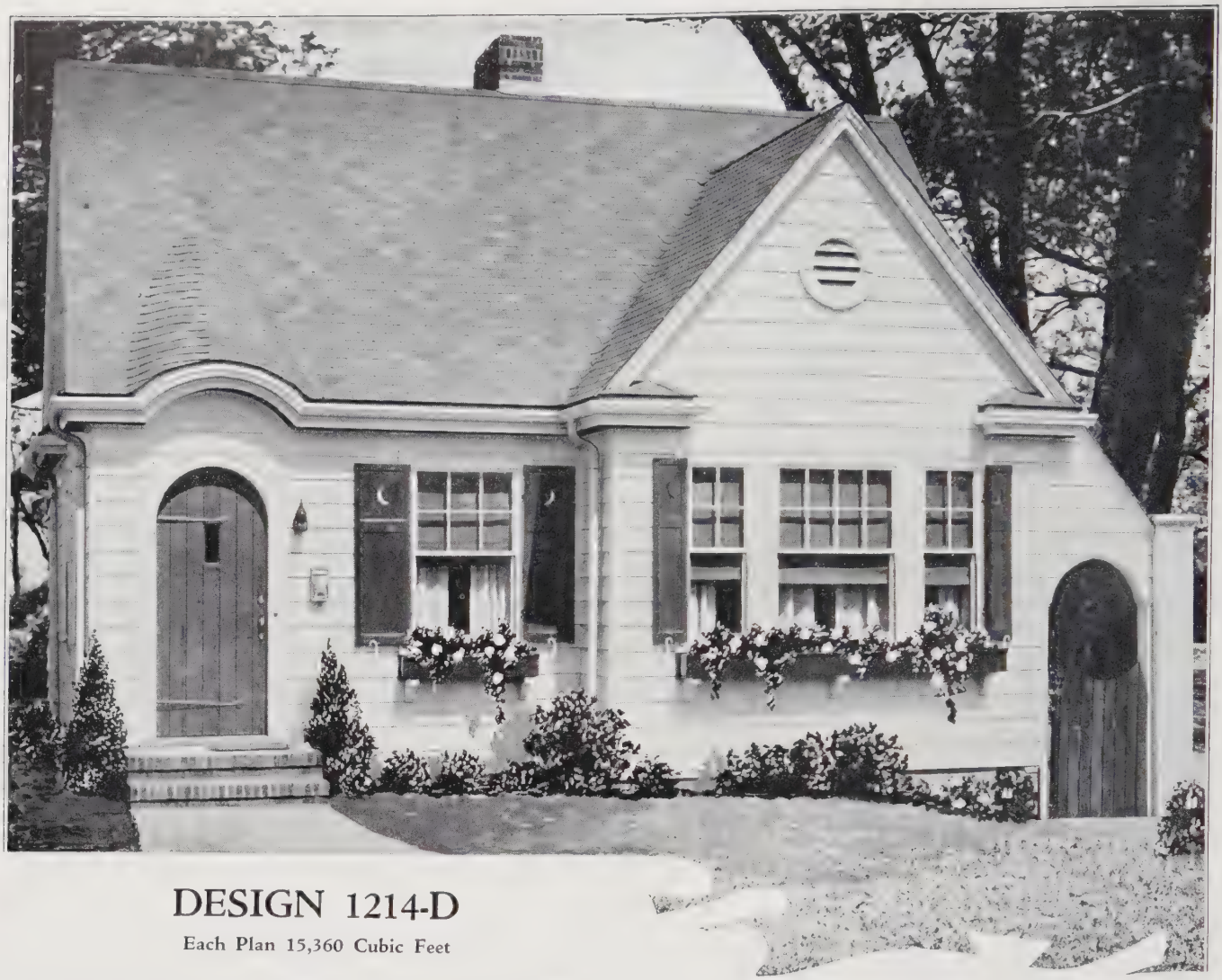




Garden Furniture Beautifies Your Home

DIMENSIONS

Size of main building	26'0"x22'0
Size over all	29'0"x31'0"
Ceiling height, 1st floor	8'4"
Ceiling height, 2nd floor	8'0"
Height of basement	7'0"



DESIGN 1214-D

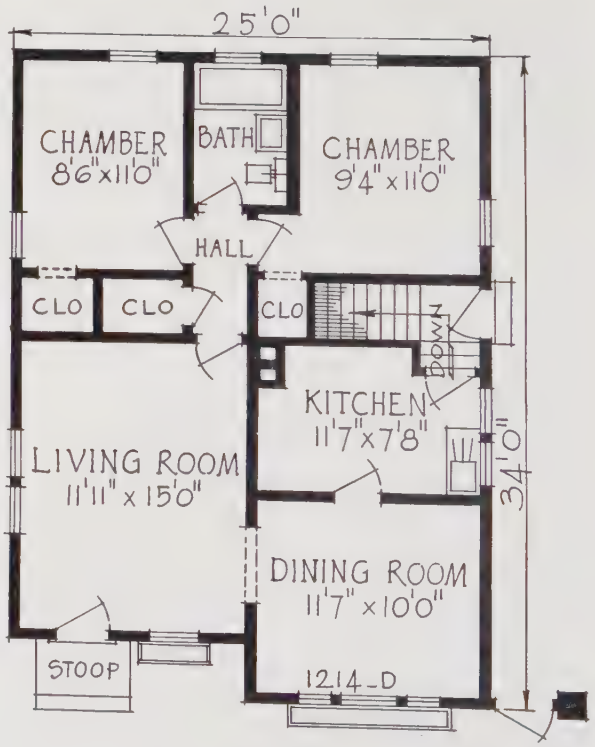
Each Plan 15,360 Cubic Feet

ANYONE who determines to build the above beautiful home will surely secure a modern attractive bungalow at exceedingly low cost. A careful study of this design will reveal to you many pleasing features which words cannot express. A home like the above leaves neither room for discontent nor lonesomeness.

DIMENSIONS

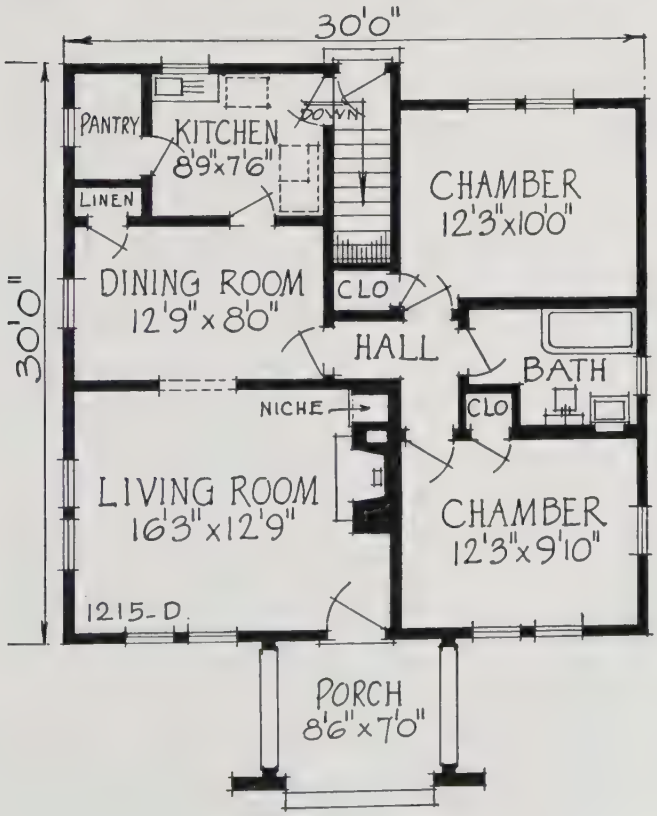
Size of main building	25'0"x34'0"
Size over all	31'0"x35'6"
Ceiling height	8'2"
Height of basement	7'0"

Alternate elevation for the same floor plan—designated as Plan B.



DESIGN 1215-D

17,800 Cubic Feet



A POPULAR type of modern Bungalow of substantial frame construction suitable to any climate or location. All rooms large, well ventilated and with the maximum light. Other features are the fireplace, large closets, pantry and the massive front porch. Harmony, stability and inviting hospitality are all expressed by this beautiful home.

DIMENSIONS

Size of main building	30'0"x30'0"
Size over all	33'0"x40'0"
Ceiling height	9'0"
Height of basement	7'0"

Here is a garage that harmonizes with the home above.

DESIGN 1216-D

16,000 Cubic Feet

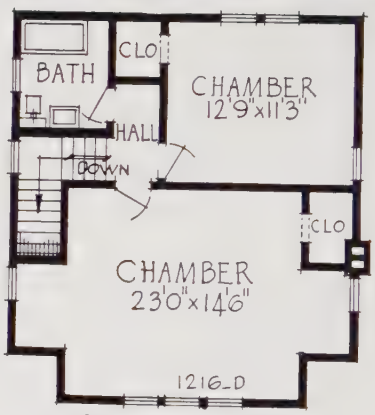
THIS attractive home is out of the ordinary because it emphasizes individuality. Yet it is designed along simple and practical lines with careful considerations for economy in construction.

Dining nooks and pantrys are desired by many. All rooms are large and well arranged. This is a very popular type of a small moderate cost home and will make a pleasant addition to any neighborhood.

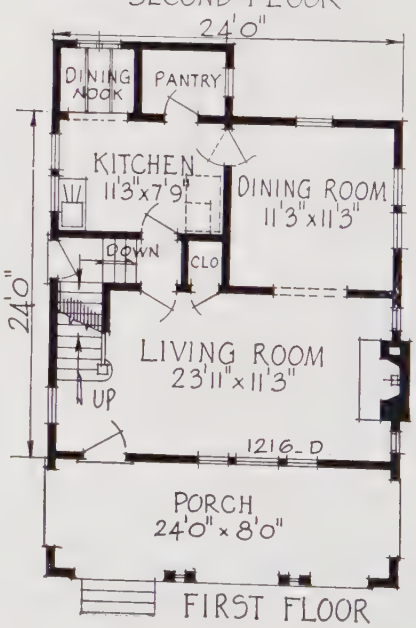
DIMENSIONS

Size of main building	**24'0"x24'0"**
Size over all	**25'6"x39'8"**
Ceiling height, 1st floor	**8'6"**
Ceiling height, 2nd floor	**8'0"**
Height of basement	**7'0"**

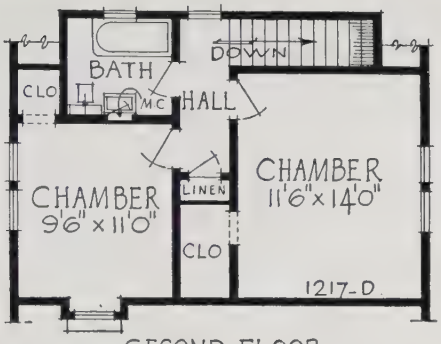
View in Living Room Showing Fire Place



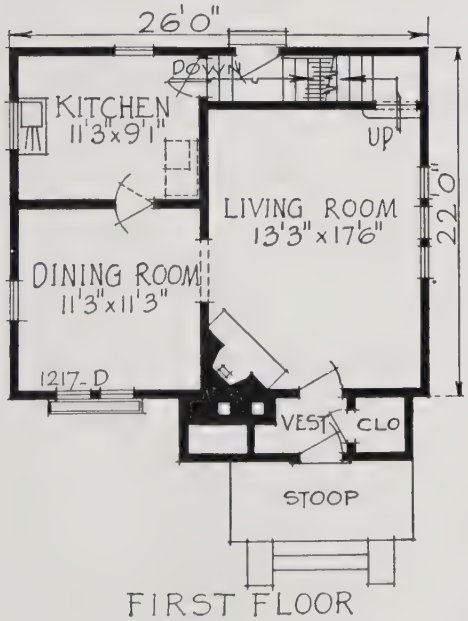
SECOND FLOOR



FIRST FLOOR



SECOND FLOOR



FIRST FLOOR

DESIGN 1217-D

14,700 Cubic Feet

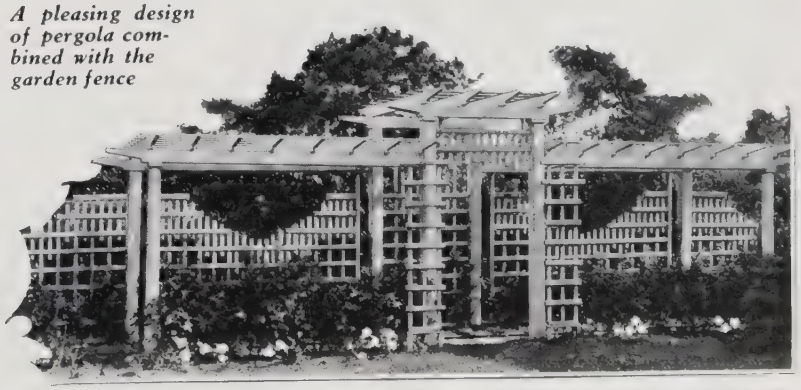
THIS "English Cottage," like all our designs, is planned on simple yet effective lines, that insure it being moderate in building cost and pleasing in exterior appearance.

It is a very popular design that is especially suited for almost any small or medium-sized family, any locality, and neighborhood. Cost is moderate

DIMENSIONS

Size of main building	26'0"x22'0"
Size over all	26'8"x34'6"
Ceiling height, 1st floor	8'6"
Ceiling height, 2nd floor	8'0"
Height of basement	7'0"

A pleasing design of pergola combined with the garden fence



DESIGN 1218-D

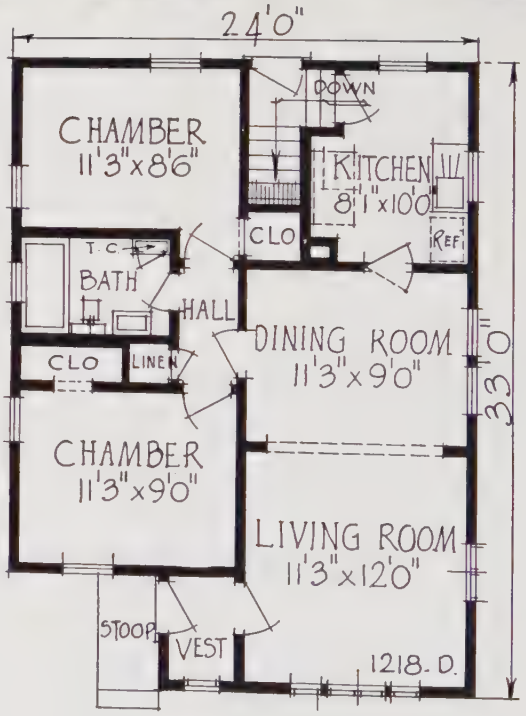
13,100 Cubic Feet

YOU can build this beautiful home with absolute economy by the proper selection of materials. Let's talk over and decide them. Then, we'll be glad to see you about the cost of this wonderful little home—or any others in our plan department.

It has five rooms—bath—full basement—large closets, all conveniences—and within your reach.

Linen Closet

Conveniently located in the hall between the two chambers and near the bath, this built-in cabinet feature is always approved by the housewife.



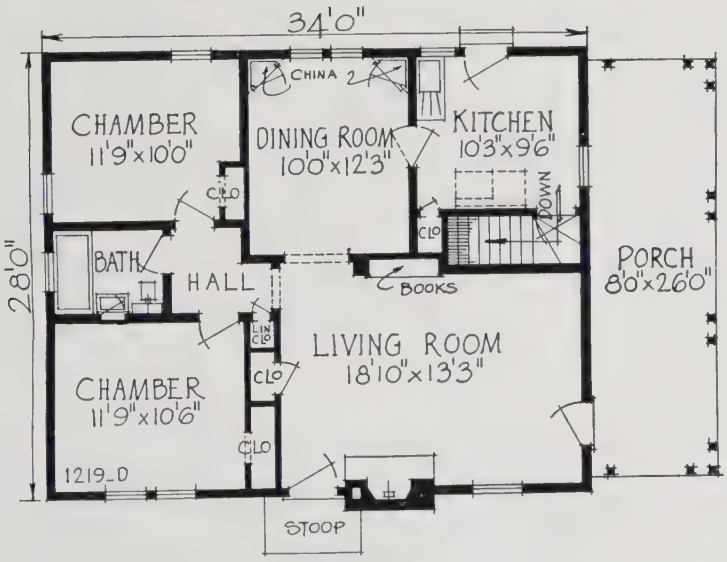
DIMENSIONS

Size of main building	24'0"x33'0"
Size over all	25'4"x34'0"
Ceiling height	8'2"
Height of basement	7'0"

DESIGN 1219-D

18,500 Cubic Feet

IN THIS day and age when the inventive faculty is taxed to the utmost and the past has been tapped thoroughly, things distinctive are hard to find. The above home is unique, distinctive and pleasing, and what is more important, a very definite dignity has been preserved.



DIMENSIONS

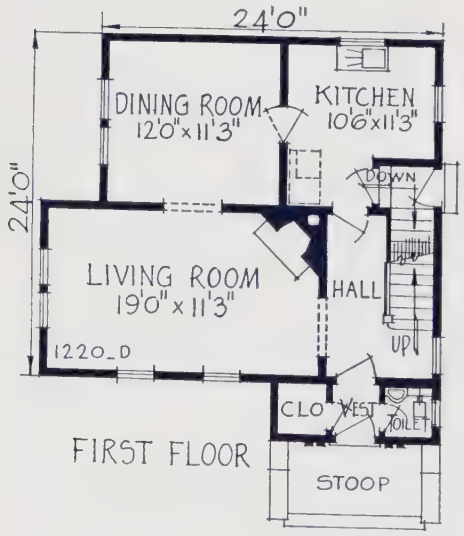
Size of main building	34'0"x28'0"
Size over all	43'0"x33'0"
Ceiling height	9'0"
Height of basement	7'0"

Built-in twin corner china cases are very effective and always improve the dining room without wasting valuable space.

DESIGN 1220-D

16,200 Cubic Feet

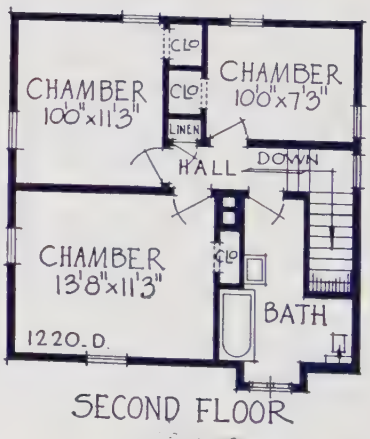
HERE is a well planned home of unusual merit. Just the kind of home to build when appearances, convenient room arrangements and low building costs are desired.



Look at the beautiful picture and then examine the floor plans. Note the large, well lighted, cheerful rooms and the big closets.

This charming home will make a pleasant addition to any neighborhood.

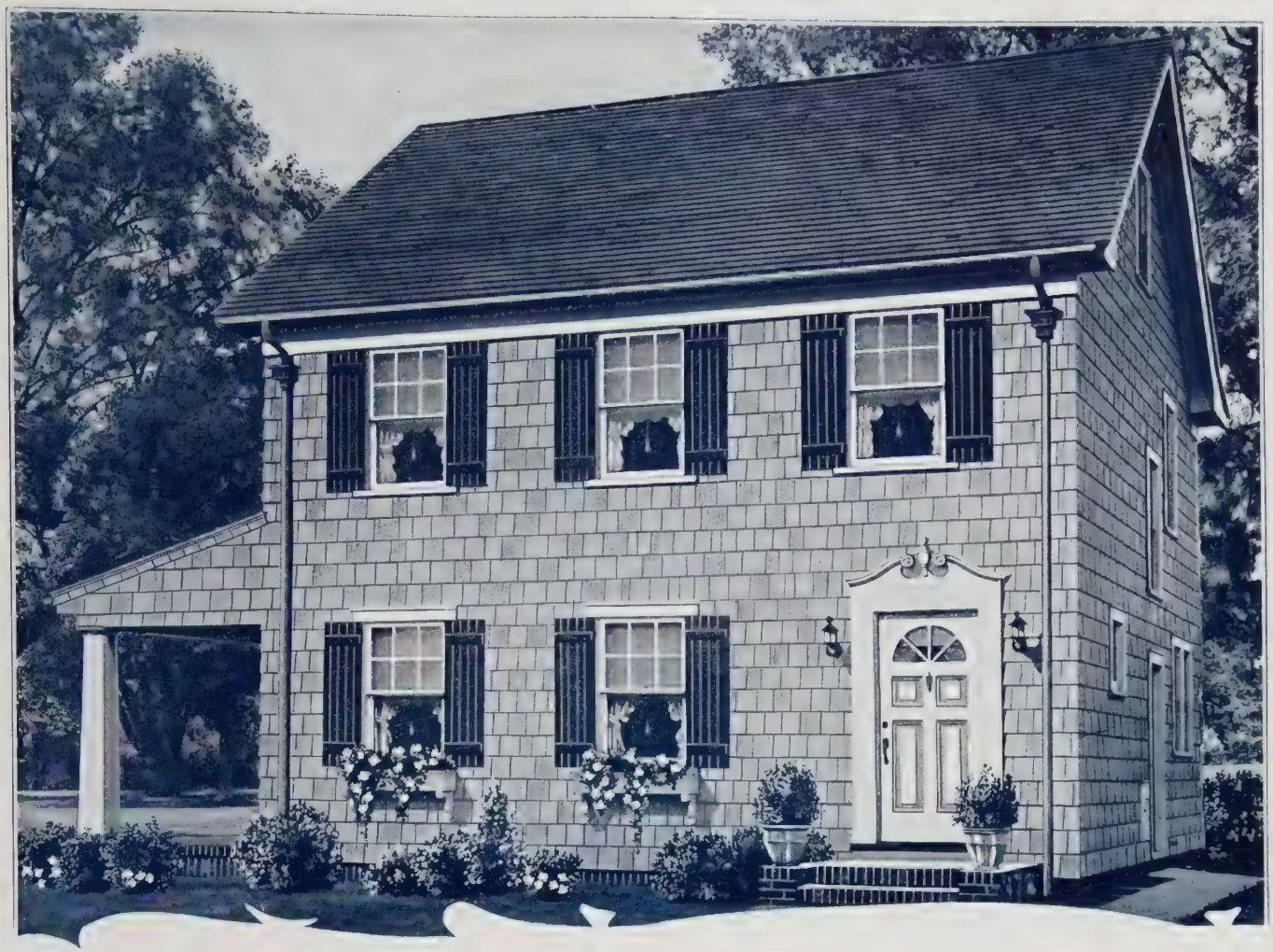
Study the picture and floor plans and you will see why.

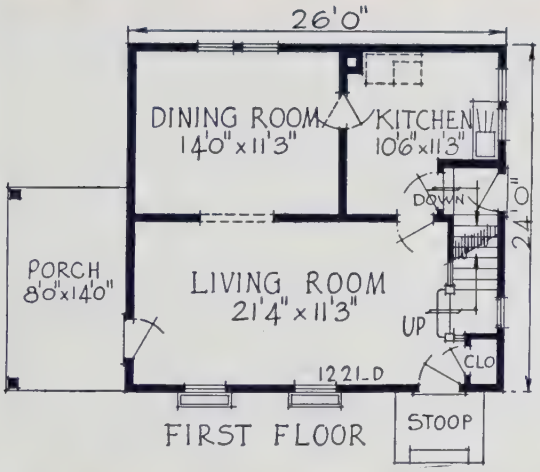


Harmony in House and Garage Design Is Always Desired by the Discriminating.

DIMENSIONS

Size of main building	24'0"x24'0"
Size over all	29'6"x35'0"
Ceiling height, 1st floor	8'6"
Ceiling height, 2nd floor	8'0"
Height of basement	7'0"





DESIGN 1221-D

16,650 Cubic Feet

COLONIAL Architecture—steeped in the very history and traditions of our early growth—shall ever impart that sense of peace, of surrounding beauty, of comfort inherently to be desired. The charm of Colonial Architecture lies in the tender associations of early Colonial times, in the innate beauty of line and of architectural composition developed in those times, and in the native simplicity ever found in them.

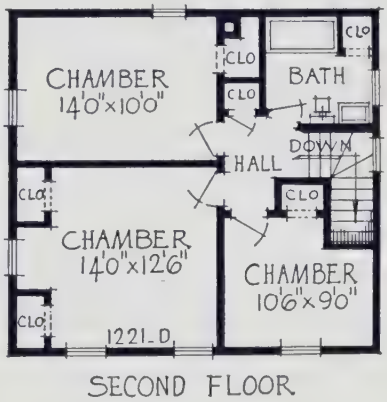


Illustration at Left Shows How Side Porch Is Converted Into a Pleasing Sun Parlor.

DIMENSIONS

Size of main building	26'0" x 24'0"
Size over all	37'0" x 31'0"
Ceiling height, 1st floor	9'0"
Ceiling height, 2nd floor	8'0"
Height of basement	7'0"

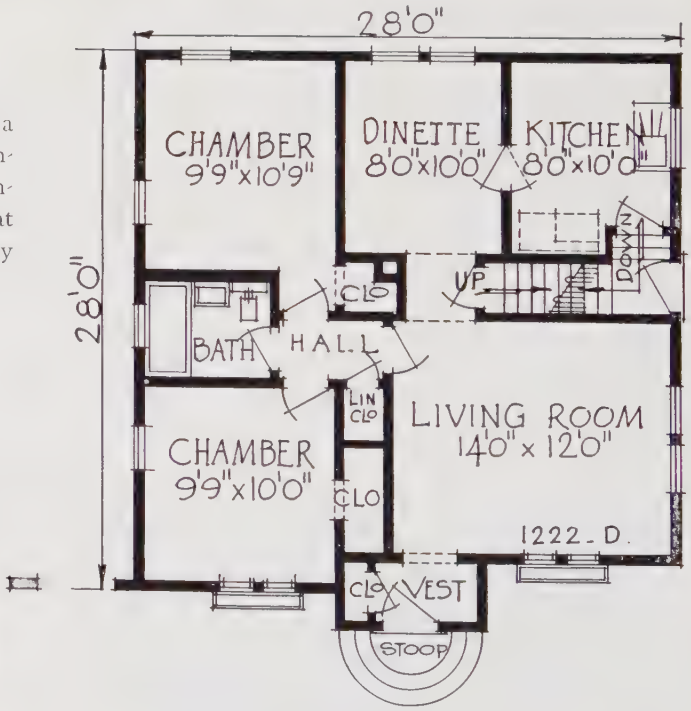
DESIGN 1222-D

15,500 Cubic Feet

THIS attractive bungalow will solve the problem that a great many folks have to face—how to build that comfortable and satisfactory home for a family on a limited income. This pleasing bungalow, in all details, will solve that problem. It offers large rooms, convenience, exterior beauty and substantial construction at exceedingly low cost.

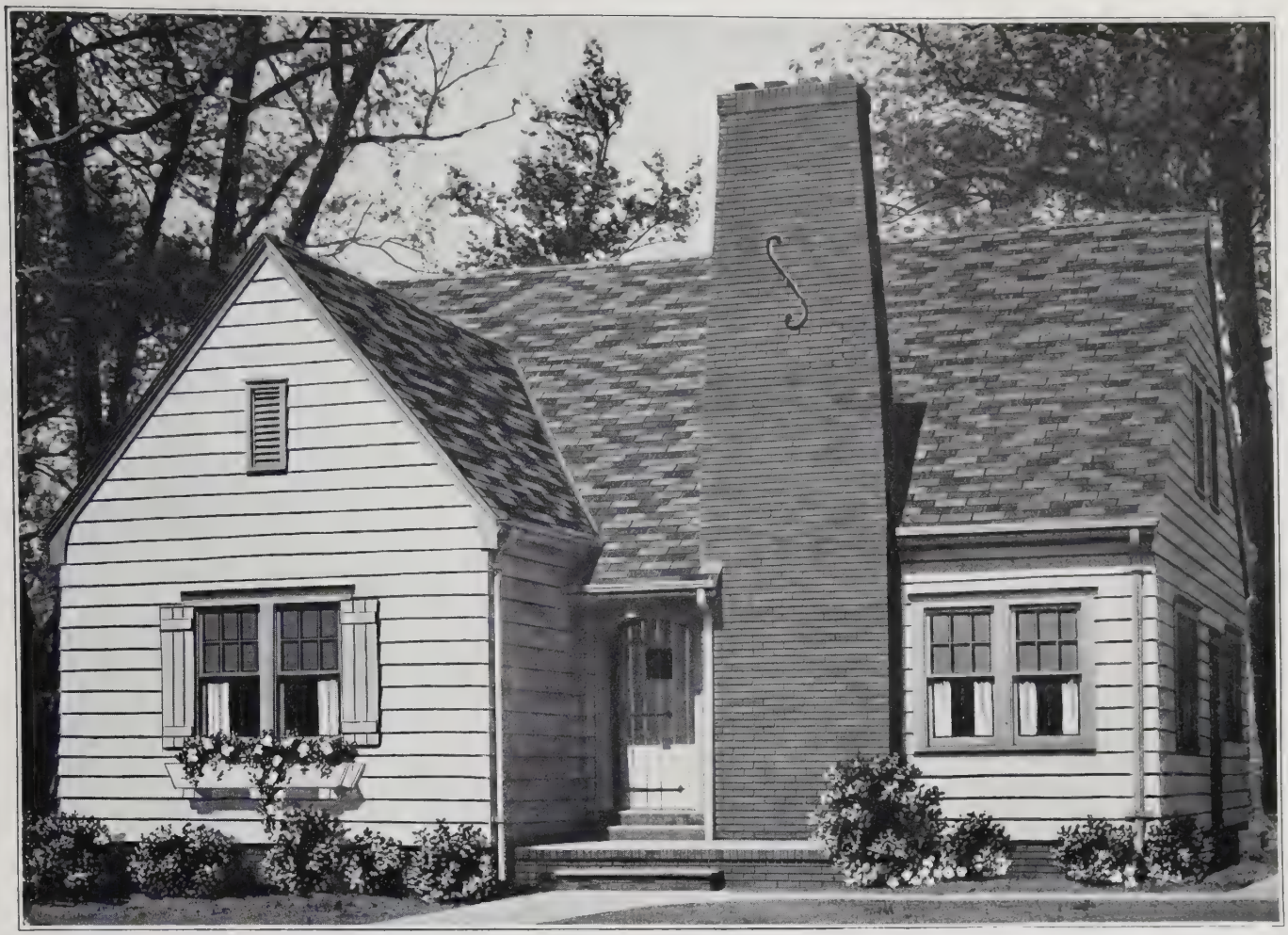
All that a home can give is here in fullest measure.

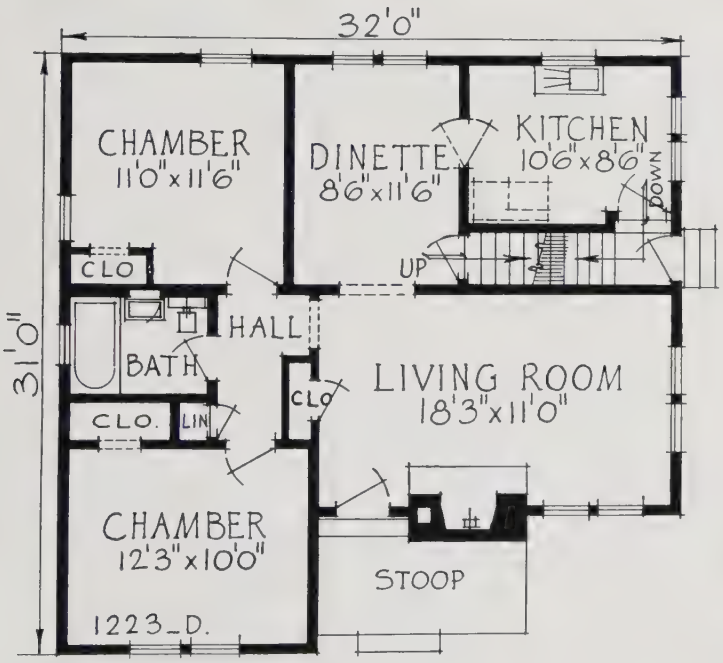
Illustrating how an attic room can be built for this design.



DIMENSIONS

Size of main building	28'0"x28'0"
Size over all	36'0"x35'0"
Ceiling height	9'0"
Height of basement	7'0"





DESIGN 1223-D

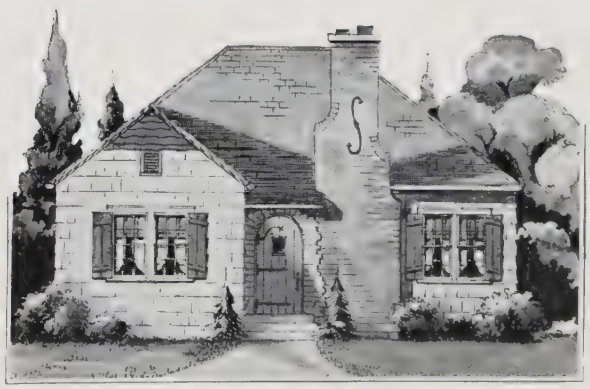
Each Plan—16,300 Cubic Feet

A HOME is an investment for one thing and the home builder should never forget it. He saves the money which would go for rent and pays it on his home which protects his family. People who are alert and ready to act can most always find ways of financing the erection of their own homes.

There is a quaintness about this home that instantly appeals. There is a lot of room in its five rooms.

DIMENSIONS

Size of main building	32'0"x31'0"
Size over all	34'6"x32'6"
Ceiling height	9'0"
Height of basement	7'0"

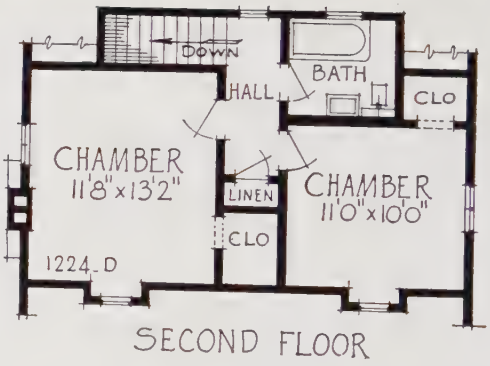


Alternate Elevation B—For the Same Floor Plan.

DESIGN 1224-D

14,500 Cubic Feet

NO matter whether a home is small and compact it can be made as artistic, comfortable and homelike as the most expensive. A view of the above picture will convince the most skeptical. This is a neat example of early American cottage which ever will be popular. The interior provides large living rooms, cheerful chambers, plenty of windows and a very convenient arrangement, so much appreciated by the discriminating housewife.

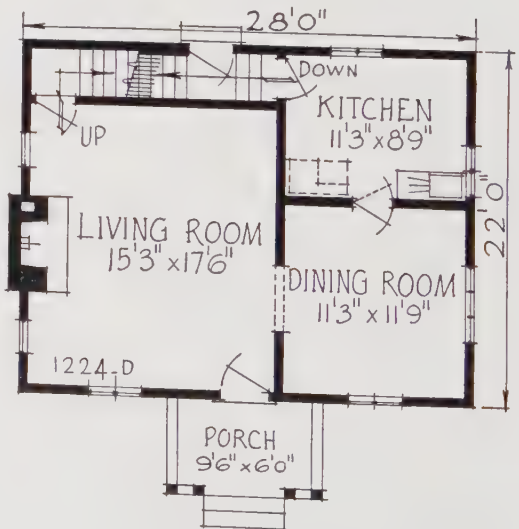


SECOND FLOOR

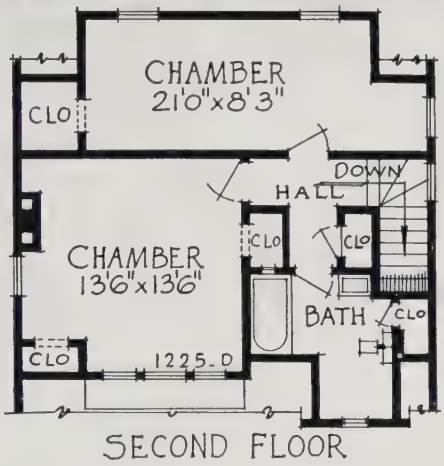
DIMENSIONS

Size of main building	28'0"x22'0"
Size over all	29'0"x29'0"
Ceiling height, 1st floor	8'6"
Ceiling height, 2nd floor	8'0"
Height of basement	7'0"

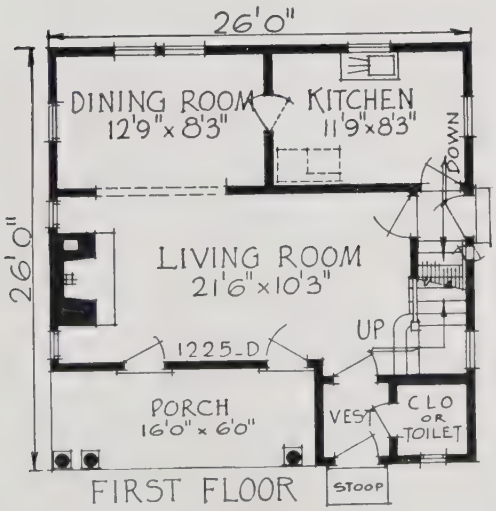
Ornamental trellis, pergolas, fencing, etc., will beautify these surroundings.



FIRST FLOOR



SECOND FLOOR



FIRST FLOOR

DESIGN 1225-D

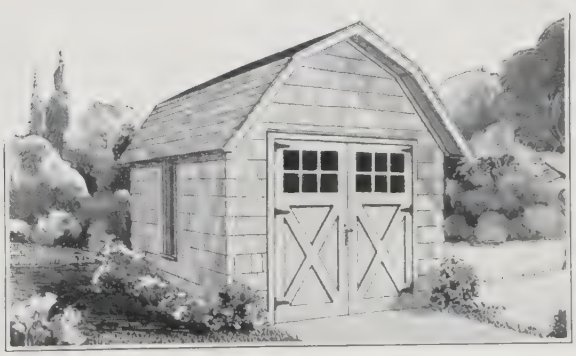
15,400 Cubic Feet

THIS home is a distinctly modern version of the Dutch colonial home. Whether you build for permanent possession, or for resale, you cannot afford to overlook the advantages and benefits of this beautiful home.

This is a home in which one may realize a distinct individuality even in city residential districts.

DIMENSIONS

Size of main building	**26'0"x26'0"**
Size over all	**28'0"x29'6"**
Ceiling height, 1st floor	**8'6"**
Ceiling height, 2nd floor	**8'0"**
Height of basement	**7'0"**



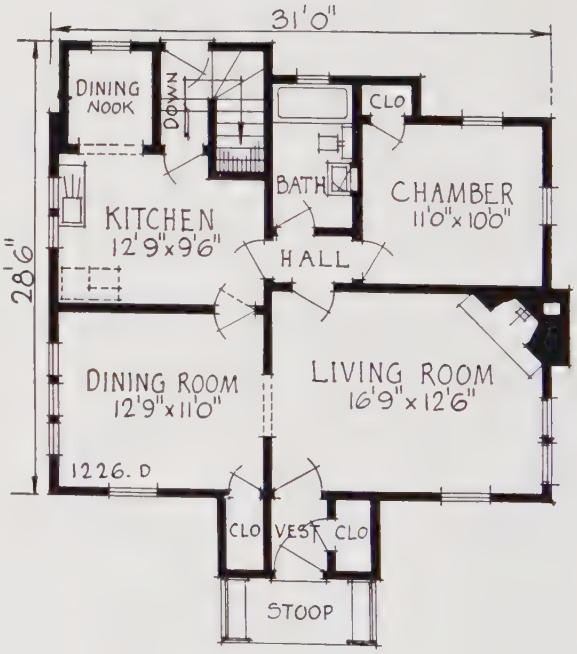
A Garage Designed to Match a Dutch Colonial Home

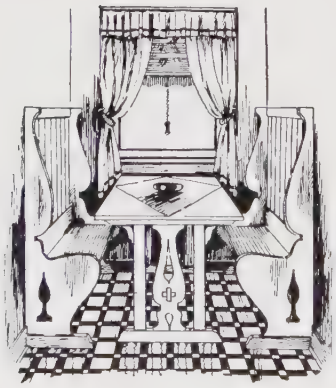
DESIGN 1226-D

15,650 Cubic Feet

ARTISTRY in the small bungalow is here evidenced. Of trim lines and resplendent in its whiteness this design enchants the passer-by. The kitchen is fully equipped and handily arranged. It is just the kind of a home to build when appearances, convenient room arrangements and low building costs are desired. Many modern conveniences are shown. There are plenty of closets.

This charming home has much to recommend it both inside and out.





Dining Nooks Are Convenient and Always Appreciated by Those Who Possess Them.

DIMENSIONS

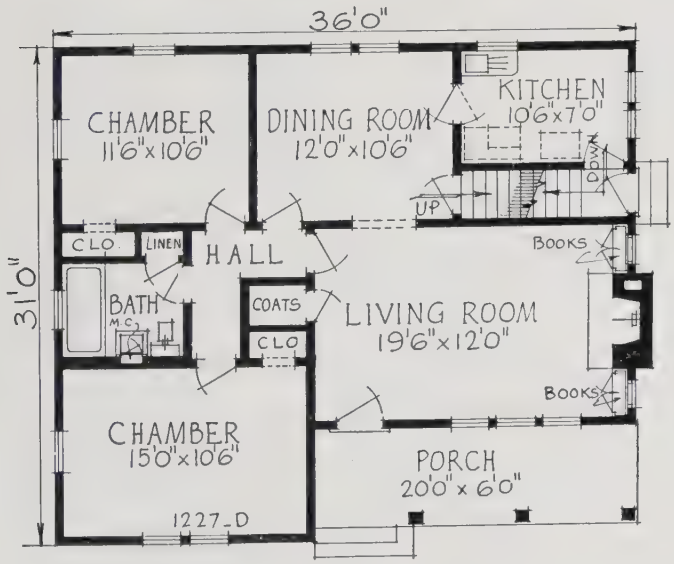
Size of main building	31'0"x28'6"
Size over all	34'0"x38'4"
Ceiling height	8'6"
Height of basement	7'0"

DESIGN 1227-D

19,250 Cubic Feet

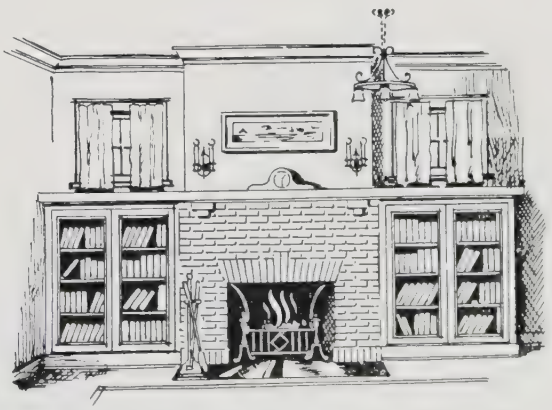
SUPERBLY designed this bungalow will grace the most exclusive communities. The magnificent chimney and mottled roof lend beauty and interest to the exterior. Inside space and living comfort is available in all rooms.

The popularity of bungalows of this type is well founded because they are attractive, quickly built and moderate in price.



DIMENSIONS

Size of main building	36'0"x31'0"
Size over all	38'6"x32'6"
Ceiling height	8'6"
Height of basement	7'0"



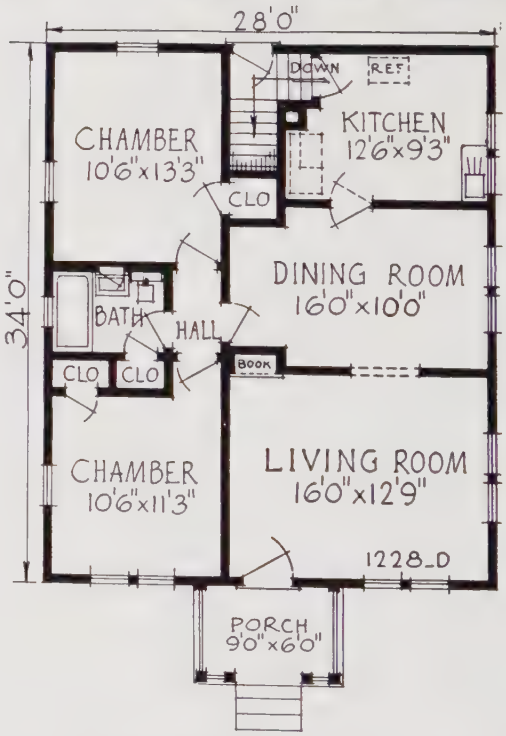
End of Living Room Showing Fire Place and Book Cabinets.

DESIGN 1228-D

18,000 Cubic Feet

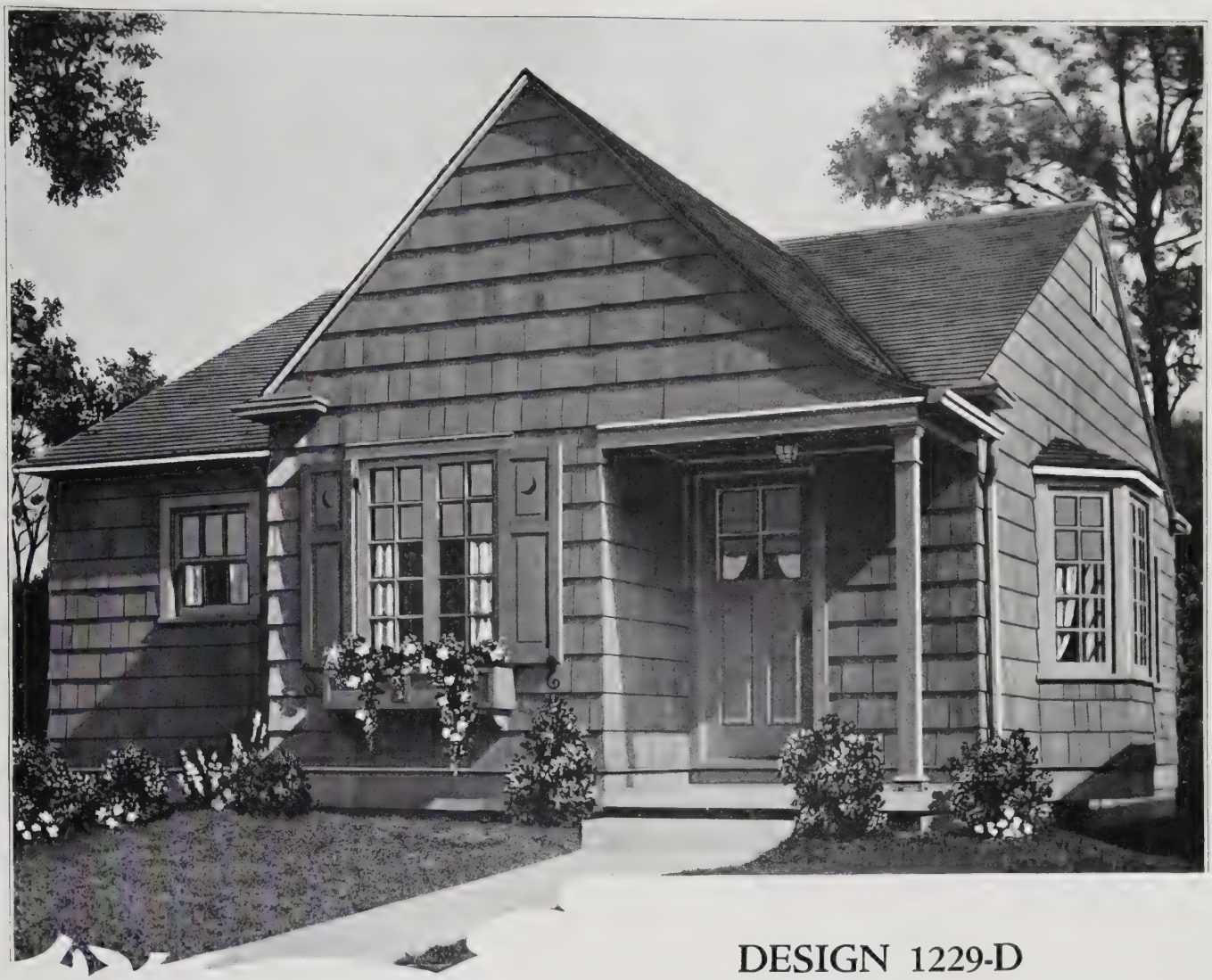
IN THE popular style, this home is a constant source of satisfaction to the owner. Study for a moment the clear-cut, thoughful way in which the rooms are disposed. For instance, the bath is placed between the two chambers. It is plain, simple construction and is built on the American straight-line plan with no frills nor unsightly curves, yet strength, proportion and beauty show in every line. The interior will show that it is designed to meet all requirements of the modern happy home.

Attractive garden improvements add value to property.



DIMENSIONS

Size of main building	28'0"x34'0"
Size over all	32'0"x44'8"
Ceiling height	9'0"
Height of basement	7'0"

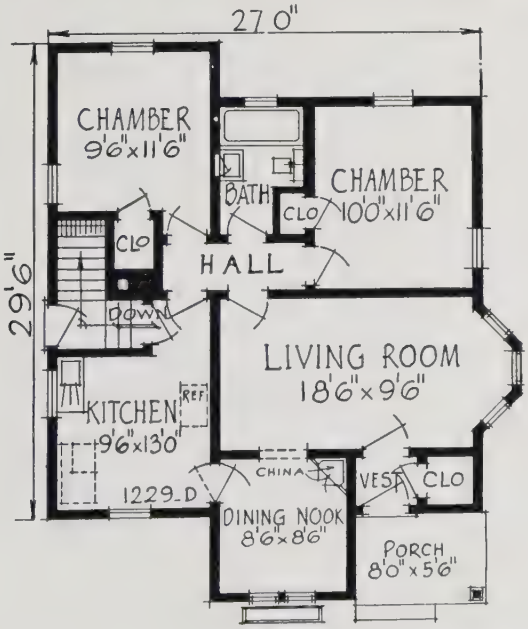


DESIGN 1229-D

14,900 Cubic Feet

SUGGESTIVE of the charming cottages of the English country-side this home offers a picturesque exterior and charming, comfortable rooms. The kitchen is a model kitchen in every respect, and conveniently laid out. This home will appeal strongly to people desiring one story efficiency and economy with the comforts and expansiveness of the two-story home. A real home suitable to any location. Conservative in its simple beauty, it offers much in convenient living.

This home is within reach of those with ordinary incomes.



A Corner of the Dining Nook

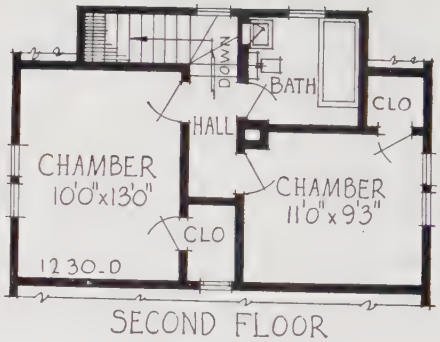
DIMENSIONS

Size of main building	27'0"x29'6"
Size over all	30'6"x36'6"
Ceiling height	8'6"
Height of basement	7'0"

DESIGN 1230-D

13,900 Cubic Feet

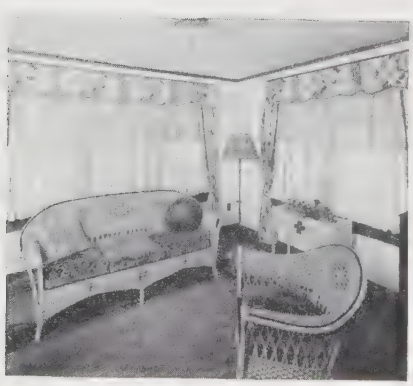
MANY people say "we are building for comfort more than looks." Why not both? The service represented by this book of homes makes it possible. This picture for instance represents a home built from the inside out—for comfort more than looks—but it has such a pleasing exterior that the reverse would seem to be true. The living room with its adjacent sun room is a pleasing feature.



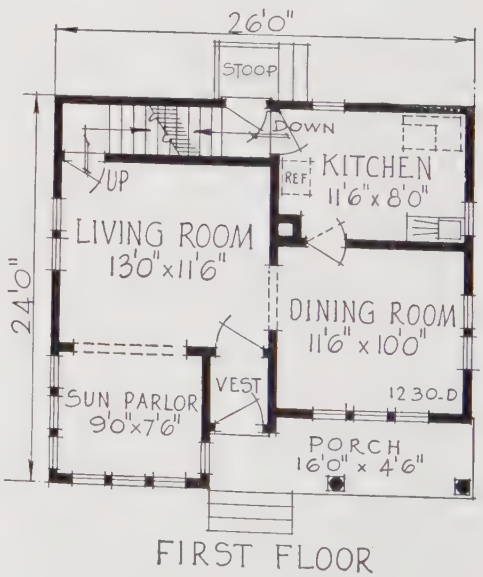
SECOND FLOOR

DIMENSIONS

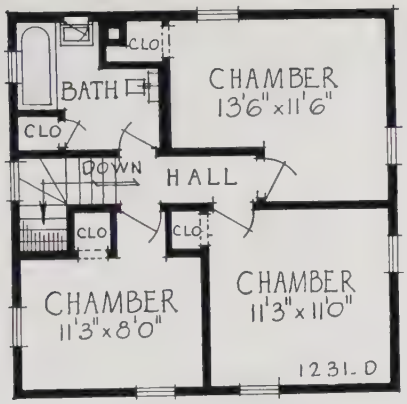
Size of main building	26'0"x24'0"	Ceiling height, 1st floor	8'6"
Size over all	27'0"x30'0"	Ceiling height, 2nd floor	8'0"
Height of basement	7'0"		



An exceptionally attractive sun-room is separated from the living room by an artistic archway.



FIRST FLOOR

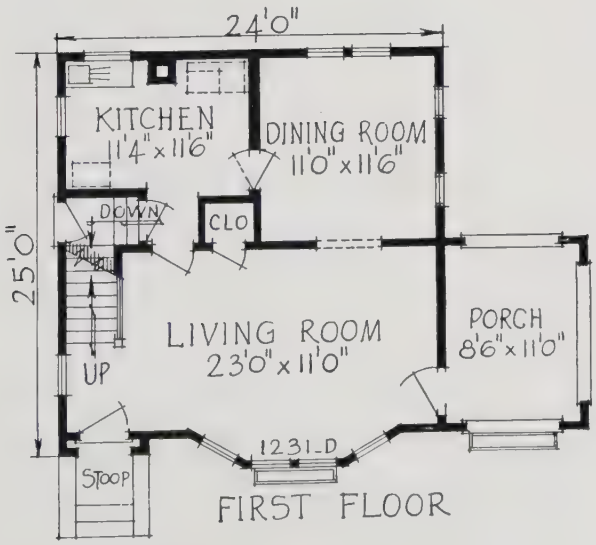


SECOND FLOOR

DESIGN 1231-D

15,900 Cubic Feet

A HOME that wears well ever will be popular, because it owes its beauty to good proportions, stability of construction and harmony of detail. The interior was planned to insure happy, contented comfort, convenience and plenty of healthful light and fresh air. Non-essential features which increase expense are eliminated and standard materials are used throughout in stock sizes.



FIRST FLOOR

DIMENSIONS

Size of main building 24'0"x26'0"	**Ceiling height, 1st floor . . . 8'6"**
Size over all . . . . . 36'6"x32'0"	**Ceiling height, 2nd floor . . 8'0"**
Height of basement . . . . . 7'0"	

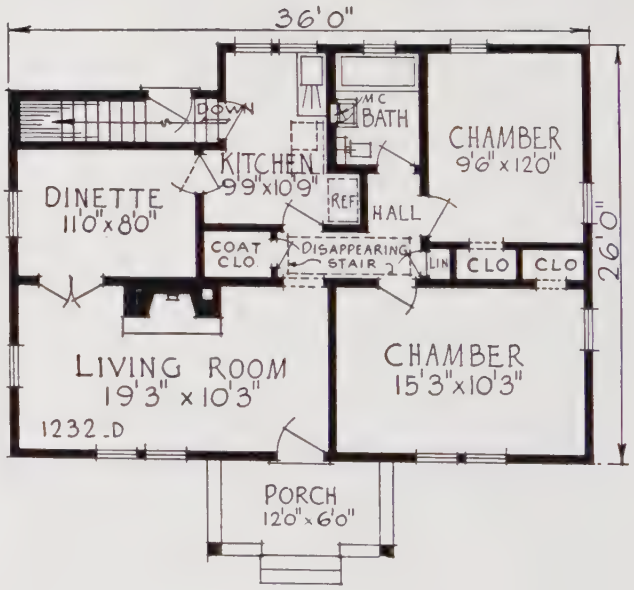
A Garage to Match the Home

DESIGN 1232-D

16,650 Cubic Feet

SET among the shrubs and flowers this bungalow is veritably a little dream home. Two bedrooms convenient to bath make this a comfortable home for four people. The front porch strikes the homelike note this bungalow possesses. The porch can be screened in the summertime at a small expense. In spite of the five excellent rooms this home is not expensive to build.

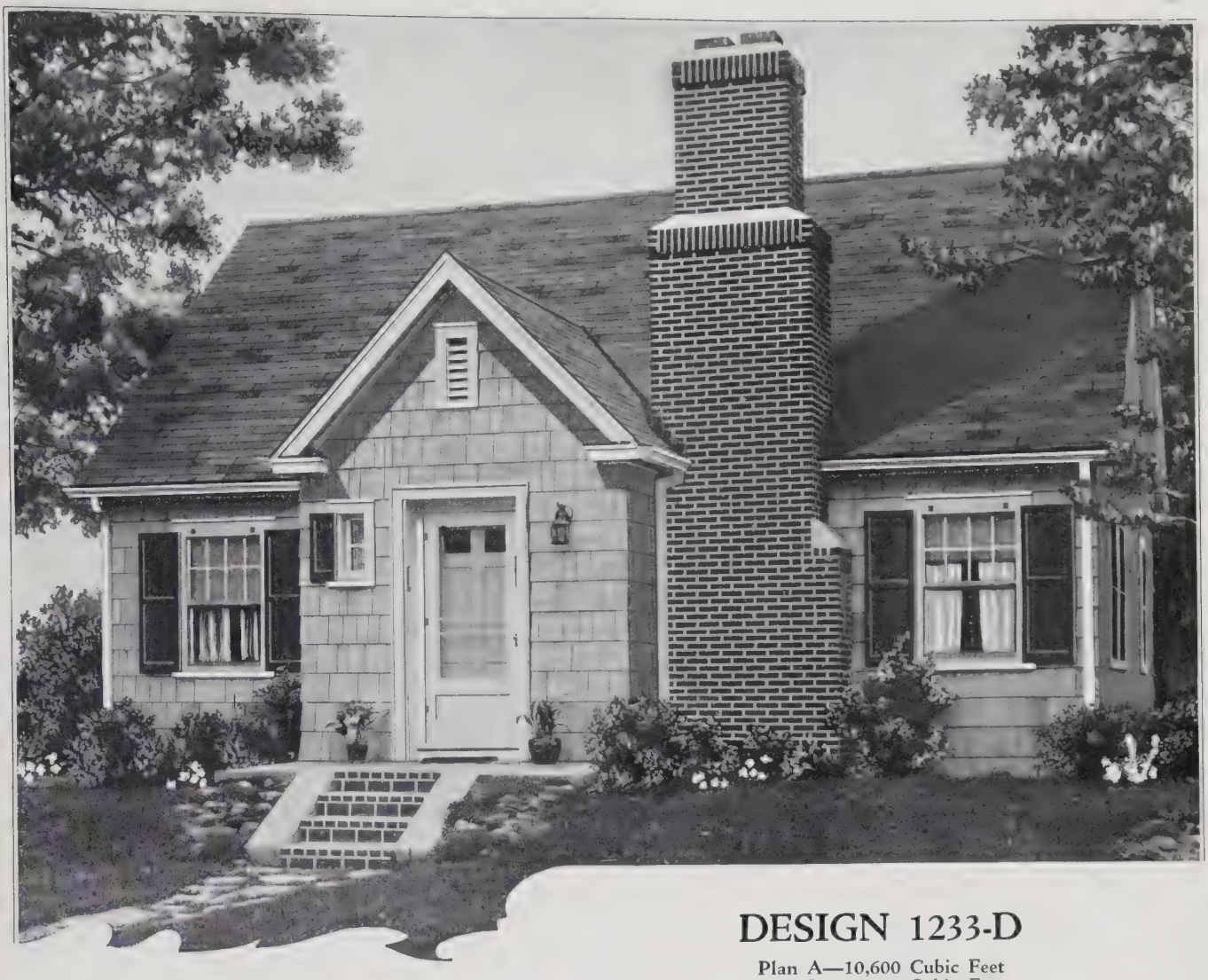
It is easily within reach of the average income.



Disappearing Stairway Gives Access to the Attic.

DIMENSIONS

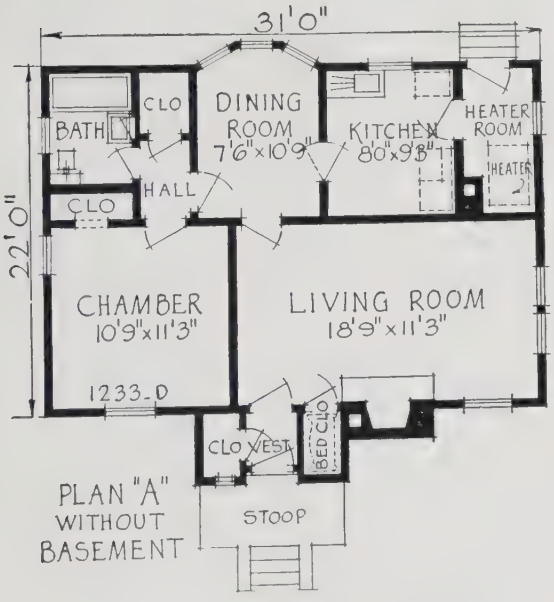
Size of main building	**36'0"x26'0"**
Size over all	**38'6"x35'0"**
Ceiling height	**8'6"**
Height of basement	**7'0"**

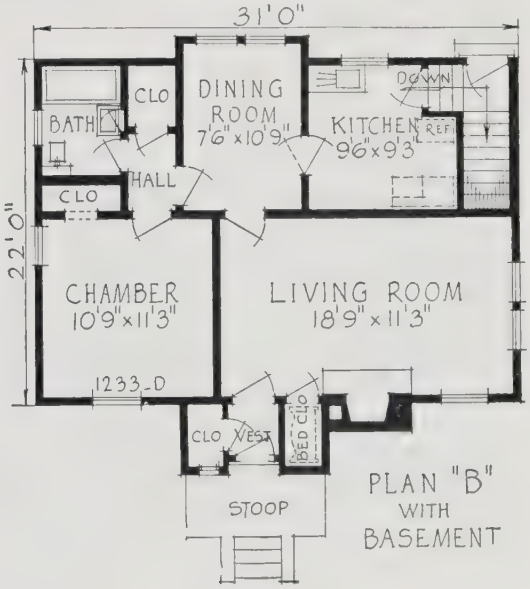


DESIGN 1233-D

Plan A—10,600 Cubic Feet
Plan B—13,800 Cubic Feet

A BEAUTIFUL English bungalow. Rarely does one find such beauty, such artistic excellence in the small home. We confess a great deal of satisfaction in studying the floor plan. All the staid conventions of the bungalow plan have been overcome. One finds that this home is worthy of its gorgeous chimney.





DIMENSIONS

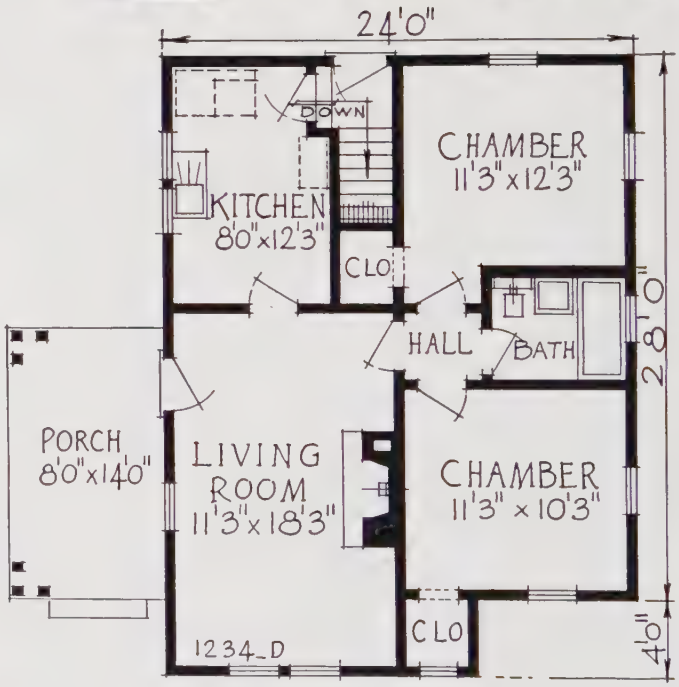
Size of main building	31'0"x22'0"
Size over all	32'6"x35'6"
Ceiling height	8'6"
Height of basement	7'0"

DESIGN 1234-D

Plan A—13,900 Cubic Feet
Plan B—13,900 Cubic Feet

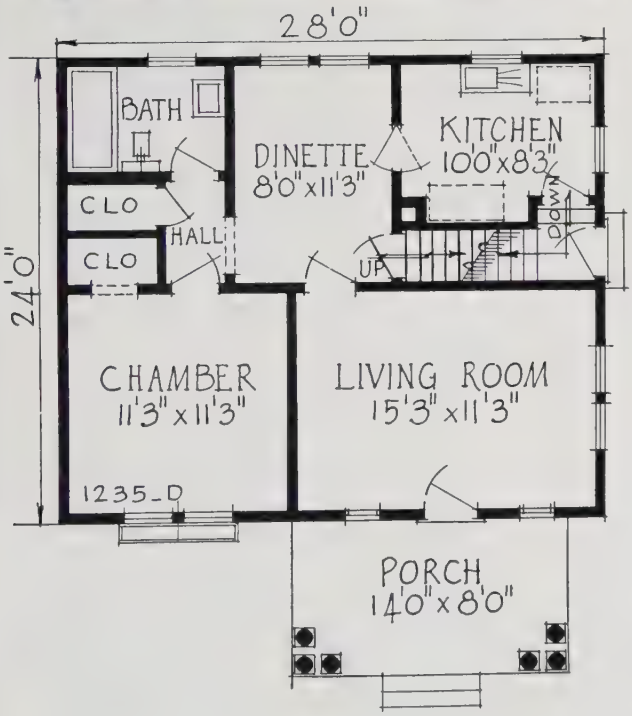
ECONOMY is the keynote of both the exterior and interior of this small home. There is no waste room and there is a maximum of floor space and convenience in the arrangement. This plan has proven very popular where a maximum of room and minimum of cost must be considered.

Alternate Exterior Design for the Same Floor Plan, Designated as Plan B.



DIMENSIONS

Size of main building	24'0"x28'0"
Size over all	32'6"x32'6"
Ceiling height	8'3"
Height of basement	7'0"



DESIGN 1235-D

13,400 Cubic Feet

YOU have seen homes of the above type and have been invariably pleased. There is a neatness and hominess about them that is unmistakable. An examination of the floor plan will prove equally satisfying.

A bungalow in every sense of the word with all the advantages and economies of the bungalow style. Living in this bungalow is living in an atmosphere of beauty and contentment.

DIMENSIONS

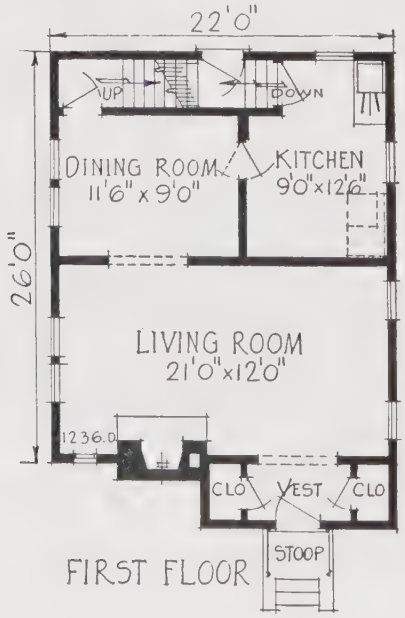
Size of main building	28'0"x24'0"
Size over all	31'0"x35'0"
Ceiling height	9'0"
Height of basement	7'0"

A Garage to Match the Home.

DESIGN 1236-D

14,700 Cubic Feet

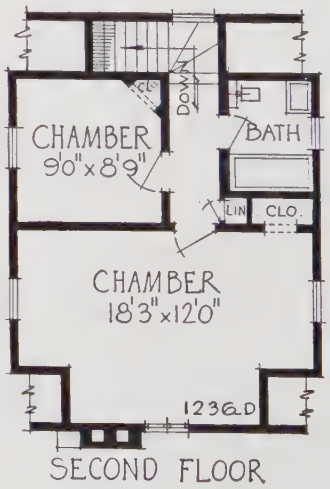
THE magnificent brick chimney strikes the keynote of beauty for this impressive home. In excellent taste this home adapts itself to any modern community. The design is English in the main but the architect has taken certain liberties which make this home appealingly unique. The thoughtful housewife will give unqualified approval to the layout of the interior. It offers five rooms, bath and plenty of closets.

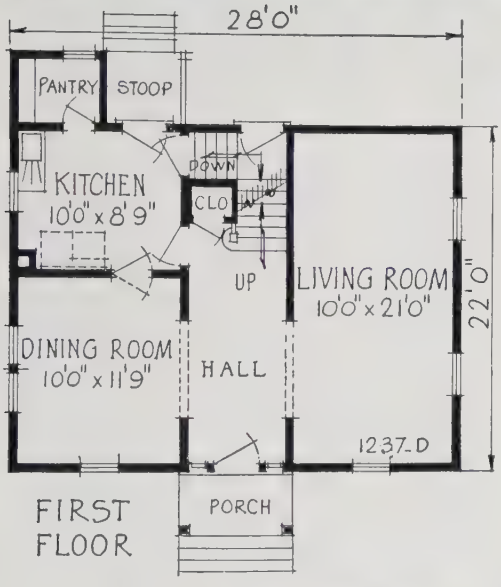


This Entrance Is Also Appropriate for This Home.

DIMENSIONS

Size of main building	22'0"x26'0"
Size over all	23'0"x35'6"
Ceiling height, 1st floor	8'6"
Ceiling height, 2nd floor	8'0"
Height of basement	7'0"



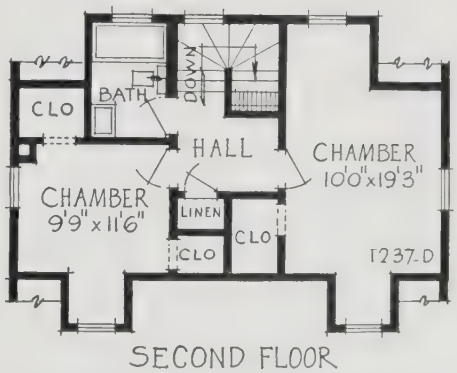


DESIGN 1237-D

14,400 Cubic Feet

ALL the simplicity, all the natural beauty of the Cape Cod home is evidenced in the above picture. In such an environment life will be simple, well-ordered and cheerful. The room arrangement will appeal to the housewife. She will see the great possibilities of having an artistic and spotless little home, and her work will be reduced to a minimum.

A Garden or Landscape Is Incomplete Without a Few Well Placed Bird Houses and Garden Furniture



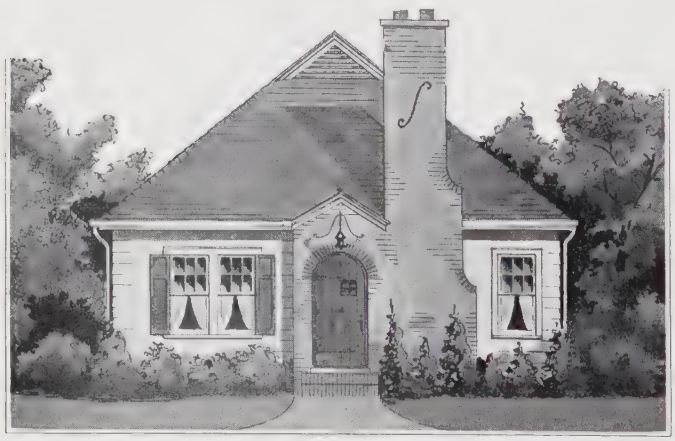
DIMENSIONS

Size of main building	28'0"x22'0"
Size over all	29'0"x35'0"
Ceiling height, 1st floor	8'6"
Heiling height, 2nd floor	8'0"
Height of basement	7'0"

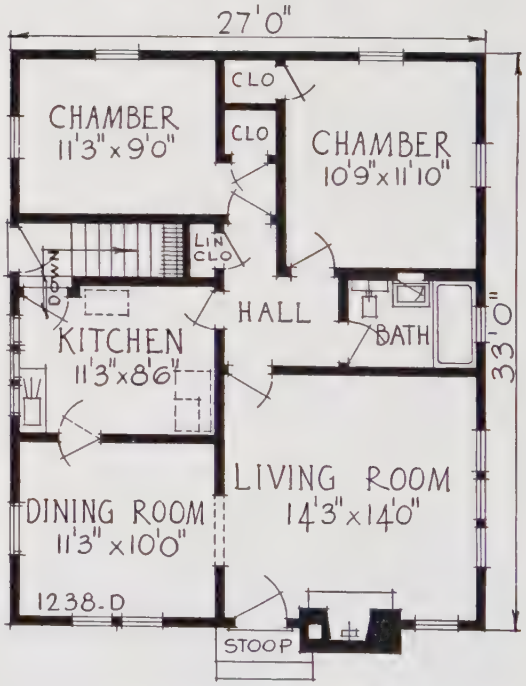
DESIGN 1238-D

Plan A—16,800 Cubic Feet
Plan B—16,800 Cubic Feet

THIS five room and bath plan has proven a most popular bungalow. It has good sized rooms thruout, good ventilation and all the modern conveniences desired. A well arranged interior that insures privacy and convenience can be seen in the accompanying floor plan. All rooms on one floor is always appreciated by the busy housewife.



Alternate Elevation for the Same Floor Plan. Designated as Plan B.



DIMENSIONS

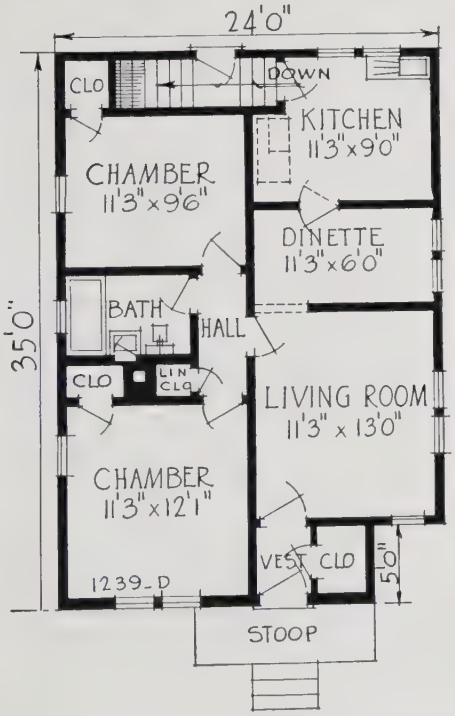
Size of main building	27'0"x33'0"
Size over all	28'8"x36'6"
Ceiling height	8'6"
Height of basement	7'0"

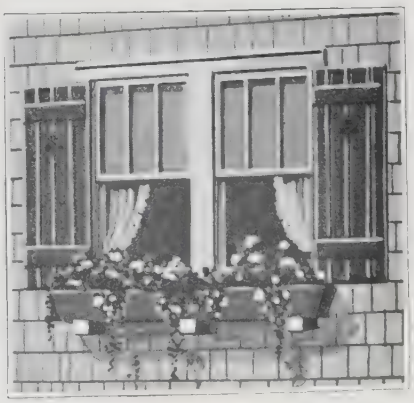
DESIGN 1239-D

16,000 Cubic Feet

THE passerby cannot help but stop and look at this attractive bungalow. A home that anyone would take increasing pride in owning. The variegated roof and shingle walls make a color scheme that is pleasing and interesting. The floor plan is exceptionally good from a housewife's point of view. All rooms are well lighted. The sleeping rooms are well segregated.

A very pleasing example of shingled wall construction that proves that attractiveness can be had without the use of frills or freakish details.





Window Flower Boxes Add to the Attractiveness of the Home.

DIMENSIONS

Size of main building	24'0"x35'0"
Size over all	25'6"x42'0"
Ceiling height	8'6"
Height of basement	7'0"

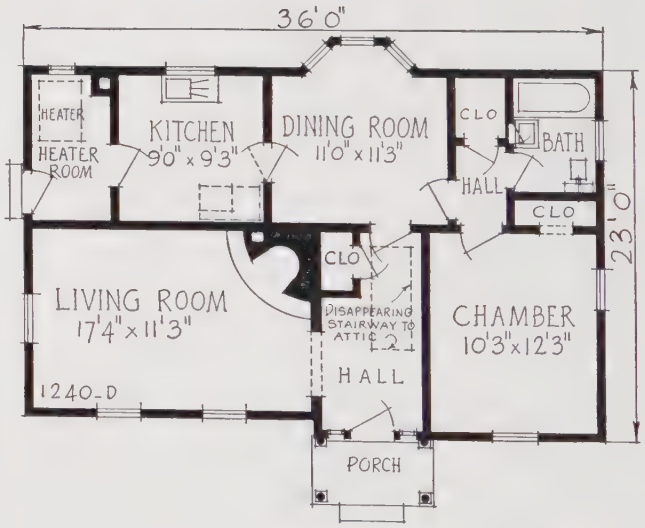
DESIGN 1240-D

10,400 Cubic Feet

A BEAUTIFUL and pure example of Colonial style of architecture. This trim little frame bungalow of four rooms and bath will be ideal for the family of two. Newly-weds will look at it with keen desire and appreciation. Living will be simple and beautiful in its environment. There is plenty of space in attic for two or more rooms if desired

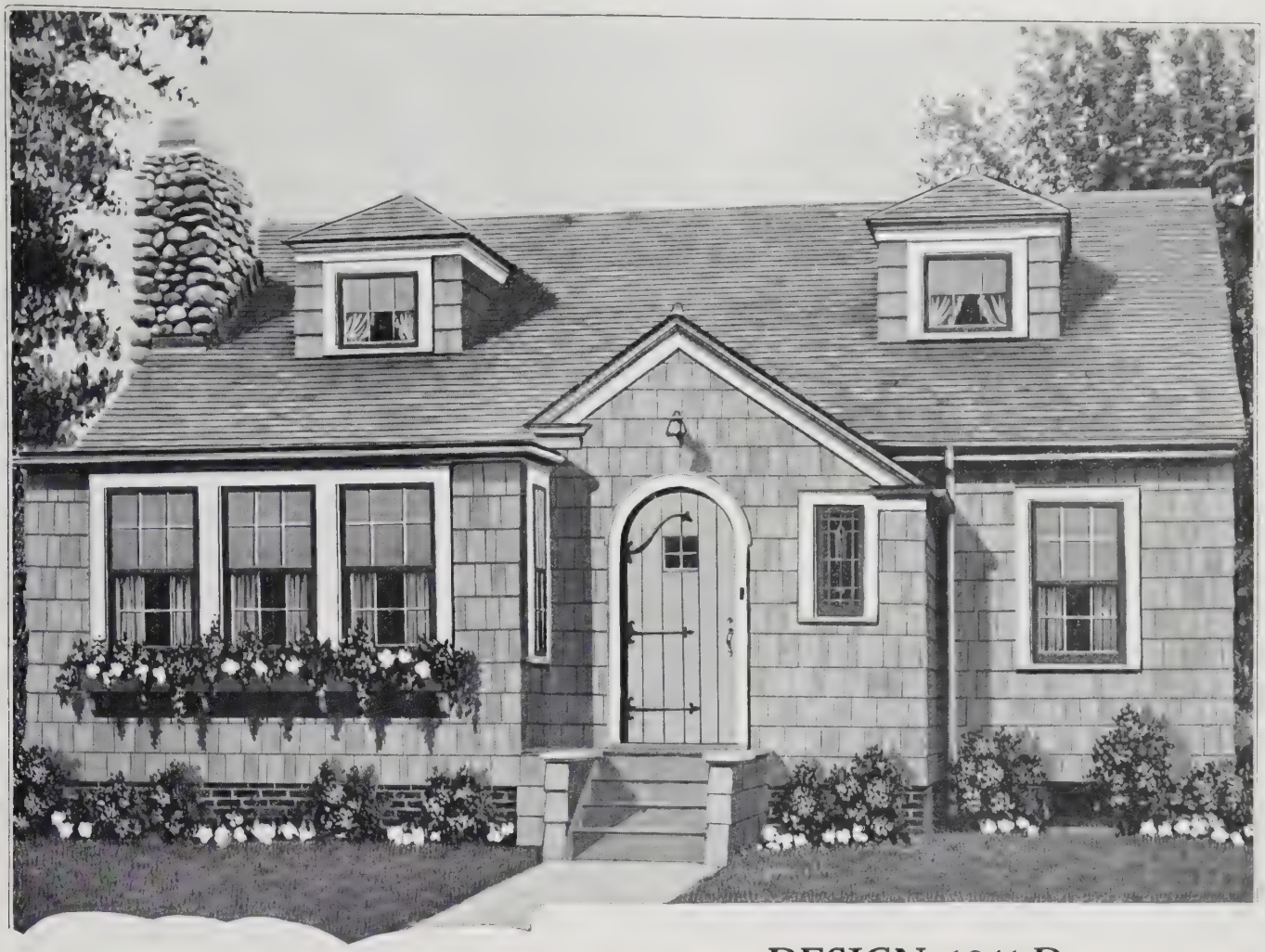
Disappearing Stair

Easy and comfortable access to the attic is afforded by this disappearing stairway which occupies no floor space when not in use. A gentle pull brings it down for use—a gentle push puts it out of the way. So simple that even a child can handle it.



DIMENSIONS

Size of main building	**36'0"x23'0"**
Size over all	**37'6"x30'6"**
Ceiling height	**8'6"**

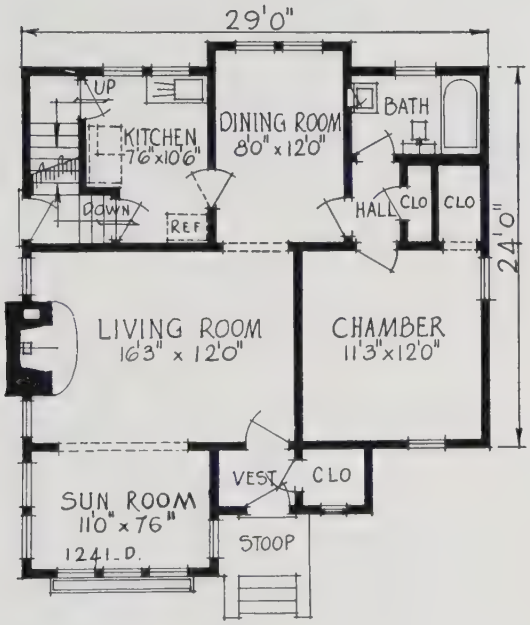


DESIGN 1241-D

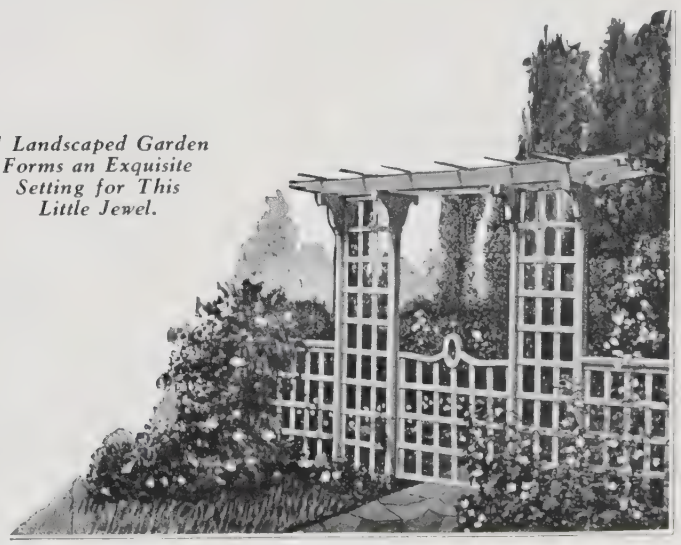
14,900 Cubic Feet

THIS impressive bungalow will find many adherents among the discriminating builders. While there is a wealth of beauty and interest, inside and out, the lines are conservative and the decoration simple. A home of permanent appeal. There is a stairway to the attic where extra rooms can be placed.

Graceful roof lines, well grouped windows and an artistic entrance add to the beauty of this home.



A Landscaped Garden Forms an Exquisite Setting for This Little Jewel.



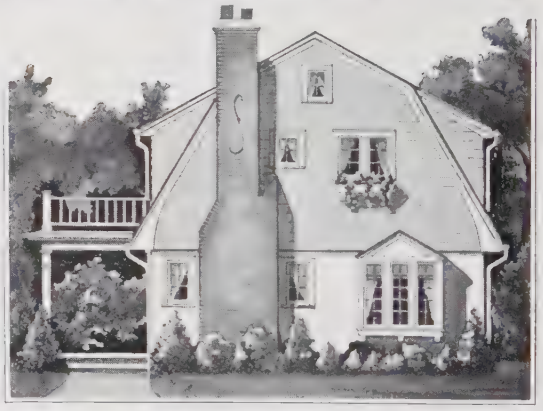
DIMENSIONS

Size of main building	29'0"x24'0"
Size over all	30'6"x36'6"
Ceiling height	8'6"
Height of basement	7'0"

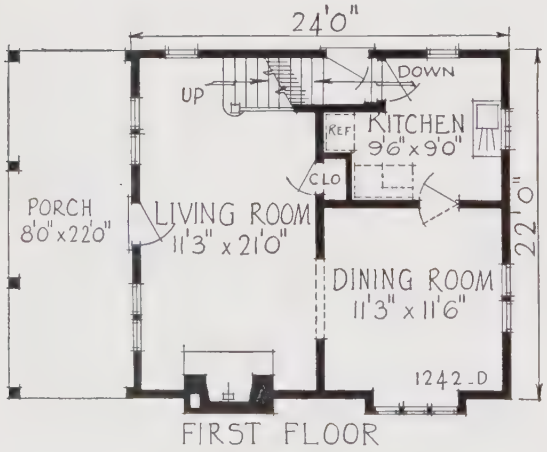
DESIGN 1242-D

Plan A—14,700 Cubic Feet
Plan B—14,700 Cubic Feet

STUCCO, shingles, and brick are blended into one harmonious whole. This design gives a certain effect that bespeaks peaceful and comfortable living. What the outside suggests the inside fulfills as you will see in studying the floor plan. Notice that all rooms are comfortably large and well appointed.



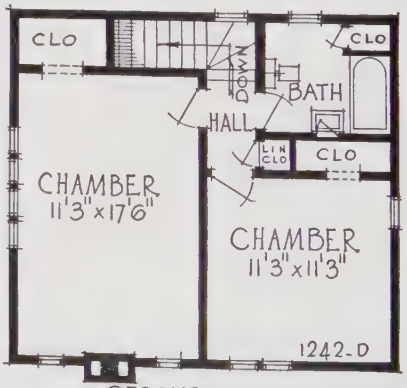
Alternate Exterior Style for Same Floor Plan Designated as Plan B



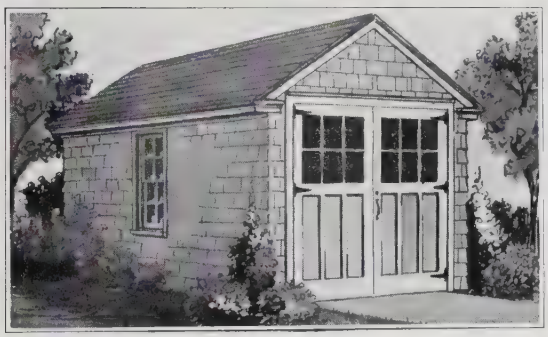
FIRST FLOOR

DIMENSIONS

Size of main building	24'0"x22'0"
Size over all	33'0"x23'6"
Ceiling height, 1st floor	8'6"
Ceiling height, 2nd floor	8'0"
Height of basement	7'0"



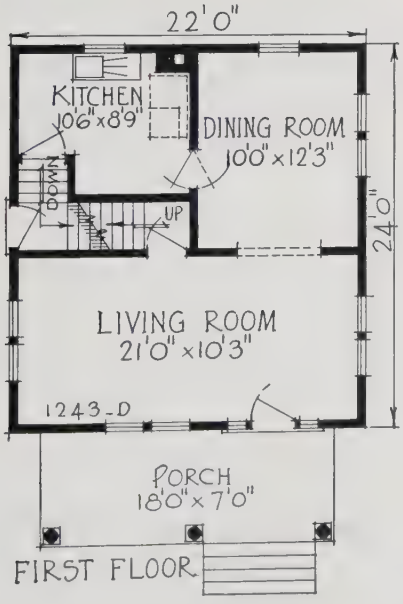
SECOND FLOOR



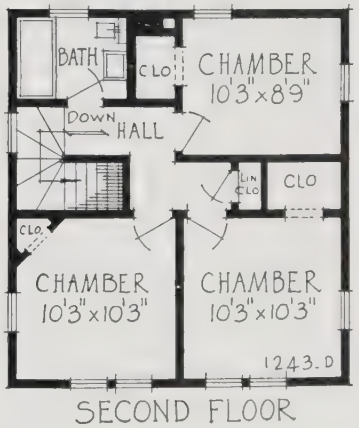
DESIGN 1243-D

14,600 Cubic Feet

HERE is a pleasing type of home—compact, conveniently arranged and comfortable. It is economically designed to rest upon a foundation 22 feet in width by 24 feet in depth, yet it provides six well lighted, airy rooms. People who realize the merits of this home will no doubt give it their careful consideration.



A garage should match the house — that shown here belongs to the above home.



DIMENSIONS

Size of main building	22'0"x24'0"
Size over all	24'0"x34'6"
Ceiling height, 1st floor	8'6"
Ceiling height, 2nd floor	8'0"
Height of basement	7'0"

DESIGN 1244-D

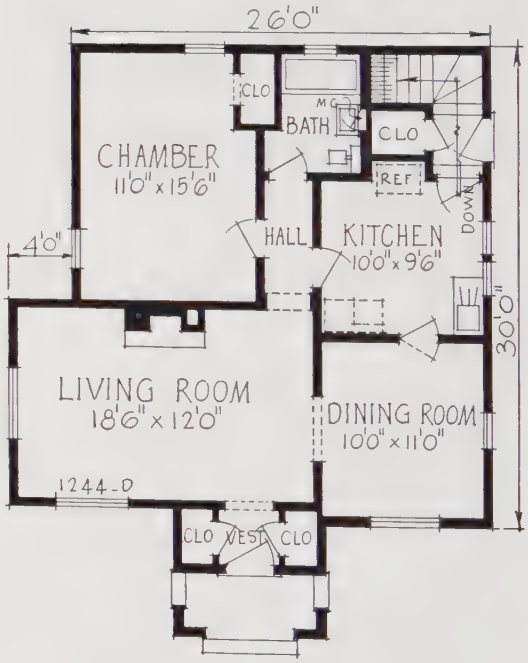
14,100 Cubic Feet

THE bungalow is a happy innovation for the housewife. She saves steps, thereby, and lessens all work. And when the bungalow is trim and tasty what more could the small family desire?

Here is a well planned home of unusual merit. Just the kind of a home to build when appearances, convenient room arrangements and low building costs are desired.

As an investment and as a possession it will be a constant source of pride and happiness.

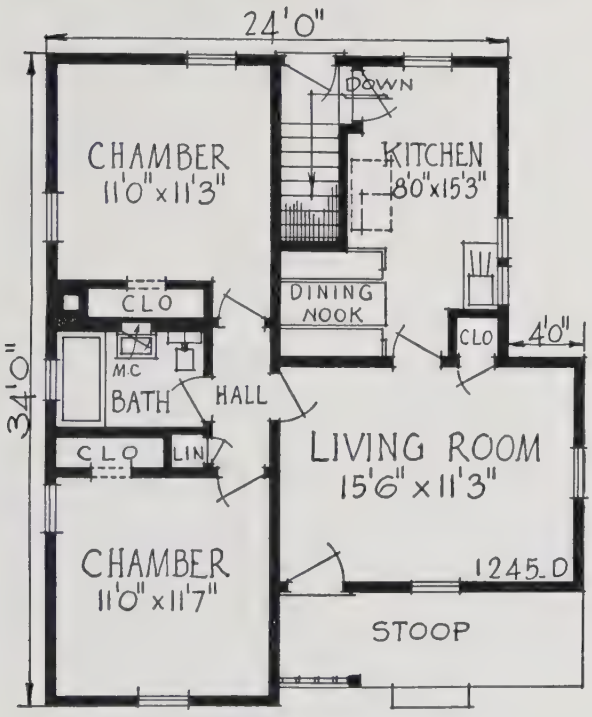
The front porch is pleasing and desirable.



Elevation of Mantle in Living Room.

DIMENSIONS

Size of main building	30'0"x30'0"
Size over all	34'8"x40'6"
Ceiling height	8'6"
Height of basement	7'0"

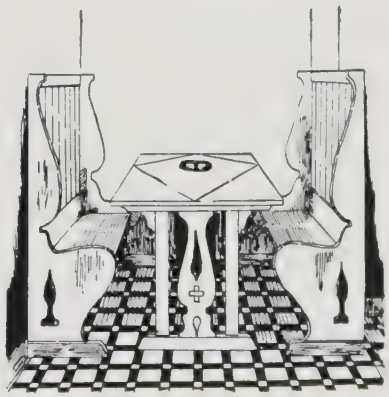


DESIGN 1245-D

14,400 Cubic Feet

THIS unique little home has an appeal all its own. The designer has proven here that beauty and comfort are by no means confined to large homes. The popularity of bungalows of this type is well founded because they are attractive, quickly built and moderate in price. This is a four room home with five room efficiency.

No doubt the above bungalow designed in modern lines will enable more than one family to realize their desires.



Dining nooks are convenient and promote neatness, utility and efficiency.

DIMENSIONS

Size of main building	28'0"x34'0"
Size over all	29'0"x35'0"
Ceiling height	8'6"
Height of basement	7'0"

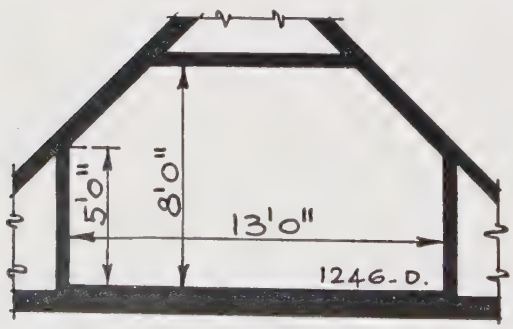
DESIGN 1246-D

Plan A—13,000 Cubic Feet
Plan B—14,200 Cubic Feet

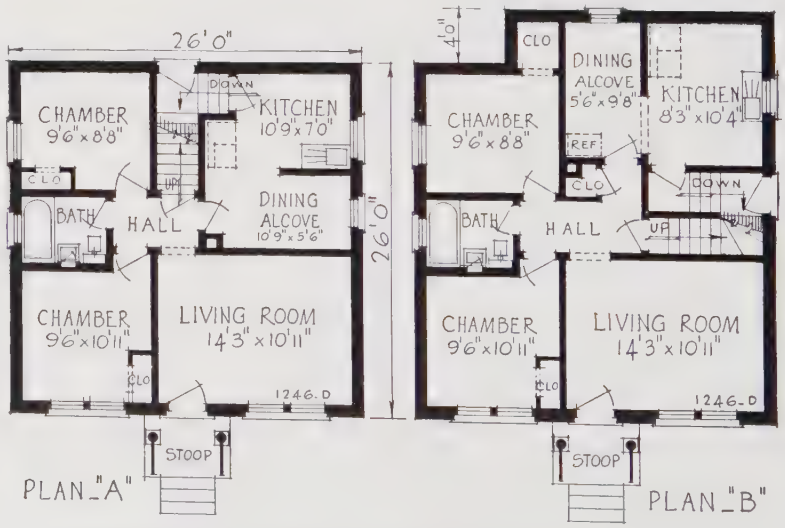
PRIDE of ownership, living comfort and a colorful environment are some of the gifts of the above home. Brick used for the outside walls will last a lifetime and permanently retain its rich, subdued color effects. This is a four room home with five room efficiency. Each plan provides a stairway to attic where future rooms can be built if desired.

DIMENSIONS

Size of main building, Plan "A"	**26'0"x26"0"**
Size over all, Plan "A"	**28'0"x34'0"**
Size of main building, Plan "B"	**26'0"x30'0"**
Size over all, Plan "B"	**28'0"x38'0"**
Ceiling height	**8'6"**
Height of basement	**7'0"**



If desired, rooms in attic can be added, as illustrated by above cross section.



This design offers a selection of either of the above floor plans.

DESIGN 1247-D

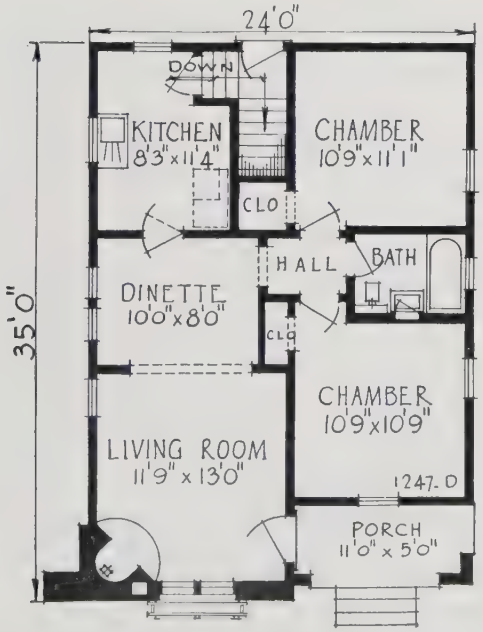
Plan A—14,400 Cubic Feet
Plan B—14,400 Cubic Feet

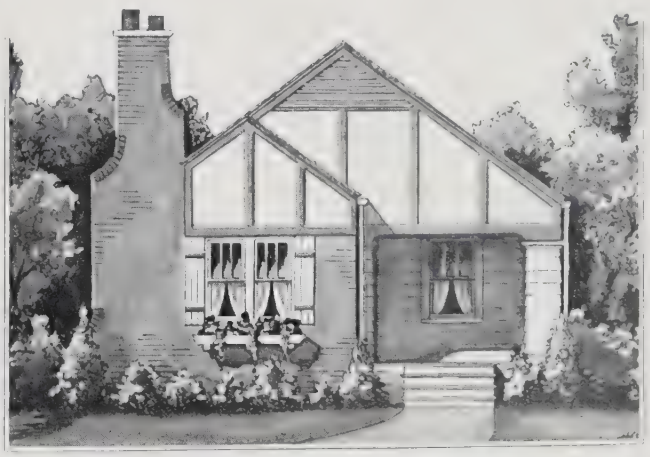
SET among the shrubs and flowers this bungalow is veritably a little dream home. Two bedrooms and connecting bath make this a comfortable home for four people. It is very inexpensive to build and fits with ease upon a narrow lot.

The room arrangement will appeal to the housewife. She will see the great possibilities of having an artistic and spotless little home, and her work will be reduced to a minimum.

DIMENSIONS

Size of main building	**24'0"x35'0"**
Size over all	**28'6"x38'6"**
Ceiling height	**8'6"**
Height of basement	**7'0"**





Alternate Elevation for the Same Floor Plan. Designated as Plan B.

DESIGN 1248-D

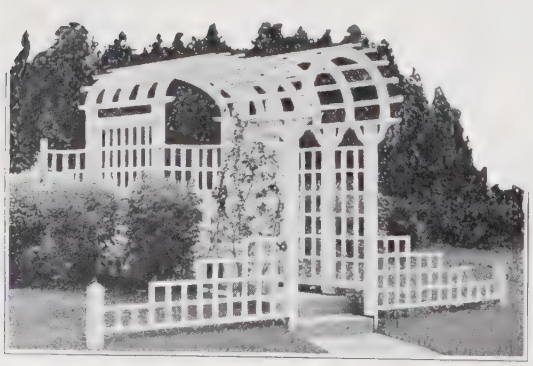
16,400 Cubic Feet

COMFORTABLE homes of the square type offer most space for capital invested. The architect has never sacrificed beauty and comfort to efficiency, however, as you can readily see in studying the picture and plan.

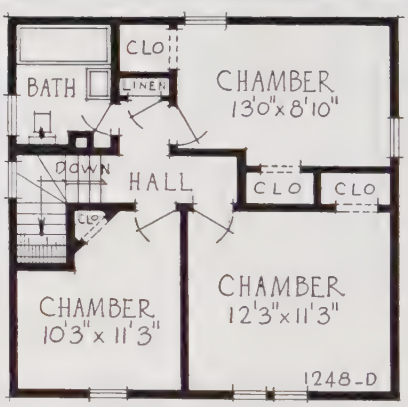
There is something substantial and imposing about the above home. The square lines, the groups of columns and the symmetrical proportion probably account for it.

DIMENSIONS

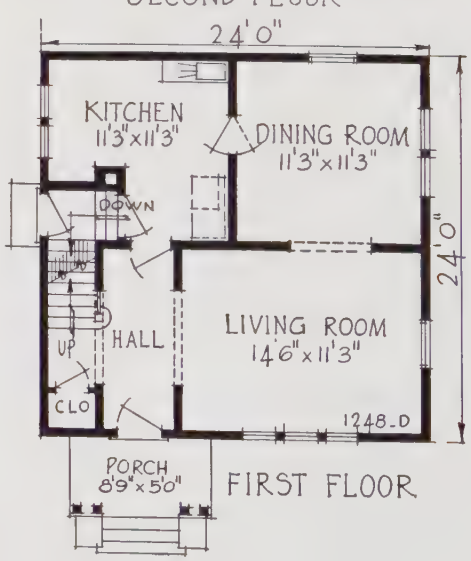
Size of main building	24'0"x24'0"
Size over all	28'6"x34'0"
Ceiling height, 1st floor	9'0"
Ceiling height, 2nd floor	8'6"
Height of basement	7'0"



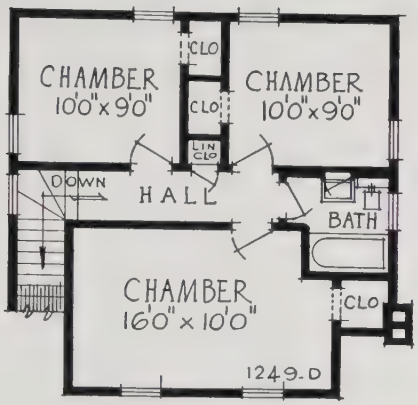
A Properly Located Rose Arbor or Pergola in the Garden Is Always Appreciated by the Observer.



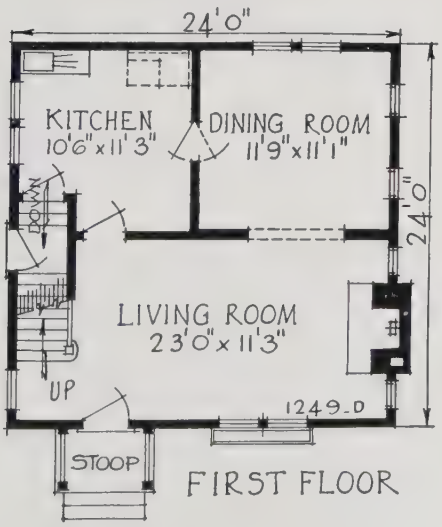
SECOND FLOOR



FIRST FLOOR



SECOND FLOOR



FIRST FLOOR

DESIGN 1249-D

15,500 Cubic Feet

A DUTCH Colonial home redolent with all the comfort and dignity of its style. The rooms in this house were designed to allow the greatest space in the specified dimensions. The home is inexpensive to build and has a large and lasting appeal. These two qualifications alone make it a good investment.

DIMENSIONS

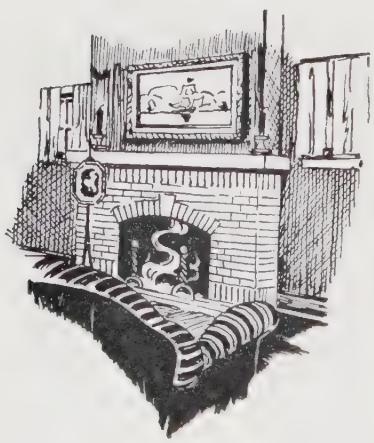
Size of main building	24'0"x24'0"
Size over all	25'6"x30'0"
Ceiling height, 1st floor	8'6"
Ceiling height, 2nd floor	8'0"
Height of basement	7'0"

This Entrance Is Also Appropriate for the Above Home

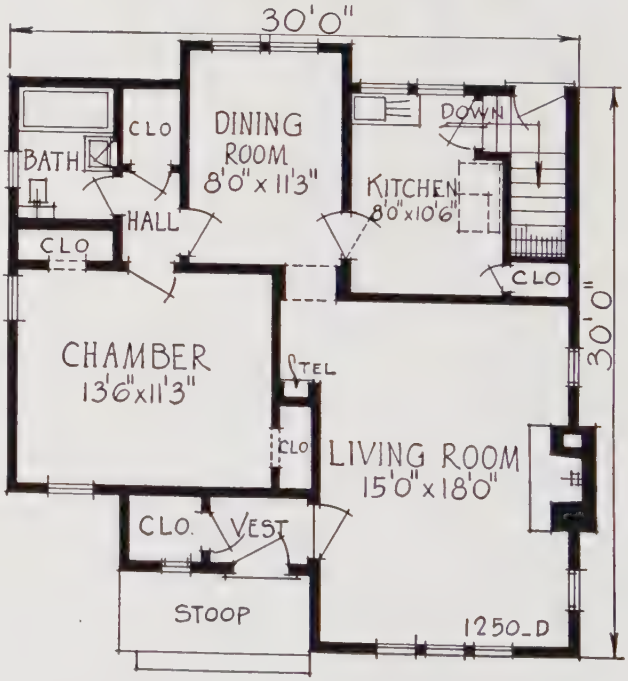
DESIGN 1250-D

16,000 Cubic Feet

THE above home is ideal for the average size family of discriminating tastes. A large living room, a wide open fireplace, the effective front entrance are but a few of its charms. The room arrangement will coincide with many of the latest ideas on how a modern home should be arranged. What the outside suggests the inside fulfills as you will see in studying the floor plan. This is a modern home in every respect and the cost of construction is moderate.

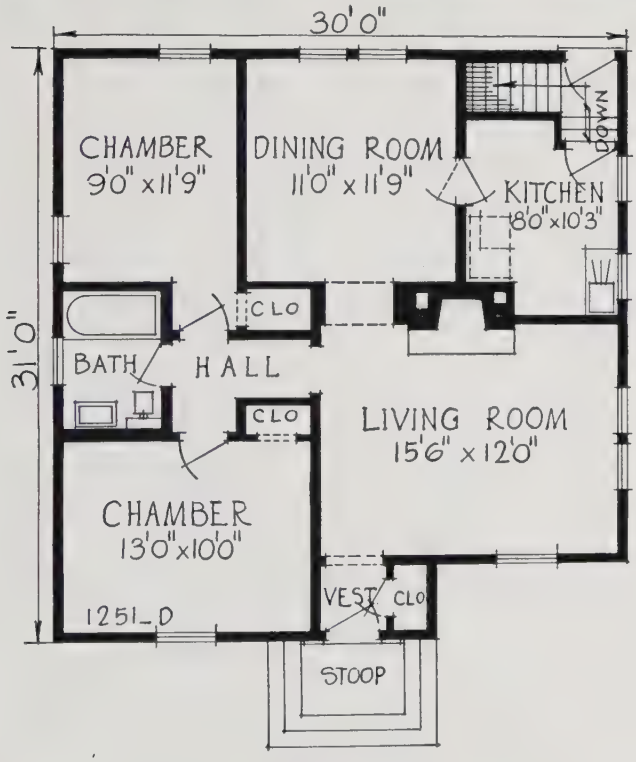


A view of Fire Place in the Living Room



DIMENSIONS

Size of main building	30'0"x30'0"
Size over all	31'6"x34'0"
Ceiling height	9'0"
Height of basement	7'0"



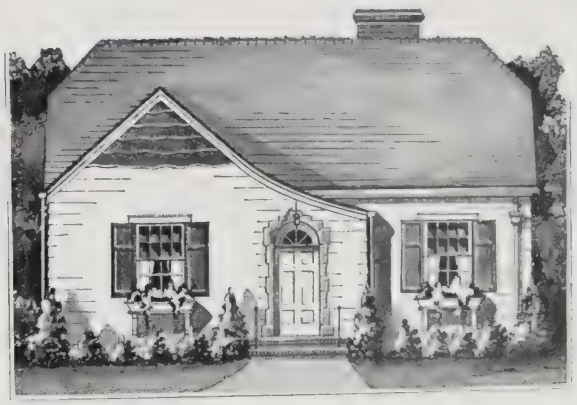
DESIGN 1251-D

Plan A—16,100 Cubic Feet
Plan B—16,100 Cubic Feet

A HOME that wears well and ever will be popular, because it owes its beauty to good proportions, stability of construction and harmony of detail. Beautiful in detail and in its entire effect this home charms the casual passerby as well as the close observer. The rooms are large, well placed and have plenty of windows. The sleeping chambers are well segregated. A home that any one would be proud to own and glad to live in.

DIMENSIONS

Size of main building	30'0"x31'0"
Size over all	32'0"x37'6"
Ceiling height	8'6"
Height of basement	7'0"



Alternate Exterior Design for the Same Floor Plan. Designated as Plan B

DESIGN 1252-D

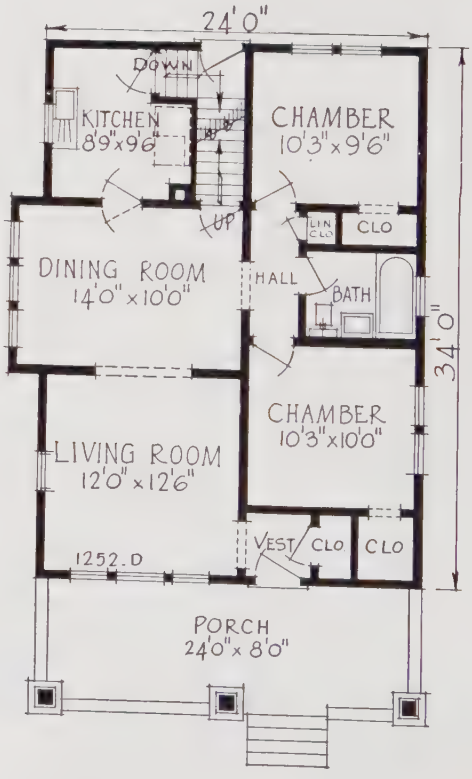
17,500 Cubic Feet

A HOME like the above enables the owner to secure the most comfort at the least possible cost. All excessive details are to a great extent eliminated, yet this design is modern, pleasing and very substantial looking. The interior provides large, comfortable, well-lighted rooms, plenty of closets and a most convenient attic. The purchaser of this home will receive high value for his investment.

DIMENSIONS

Size of main building	**24'0"x34'0"**
Size over all	**29'0"x47'0"**
Ceiling height	**9'0"**
Height of basement	**7'0"**

Attractive Garden Gates and Fences Improve Property Values

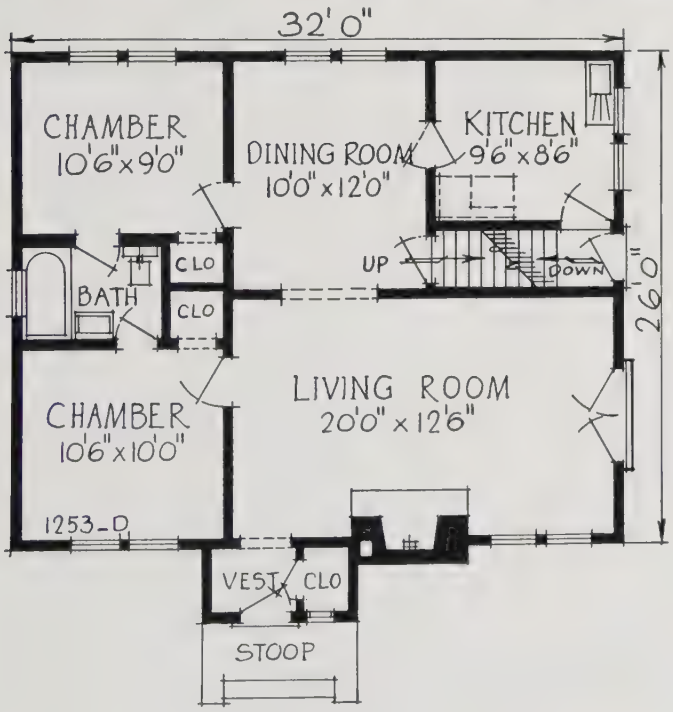


DESIGN 1253-D

16,200 Cubic Feet

THE American bungalow will always have a good following and particularly a home like the above, combining as it does taste with practicability. The floor plan is a splendid one. The sleeping quarters have a communicating bath.

A pleasing combination of color and texture is achieved through the use of shingle walls, brick chimney and different color asphalt shingled roof.



Interior View of Living Room Showing Fireplace.

DIMENSIONS

Size of main building	32'0"x26'0"
Size over all	34'0"x35'0"
Ceiling height	8'6"
Height of basement	7'0"

DESIGN 1254-D

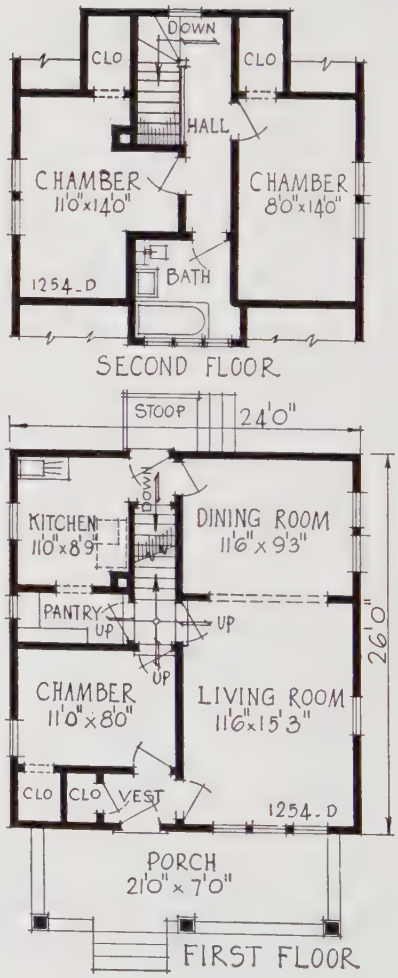
Plan A—16,000 Cubic Feet
Plan B—16,000 Cubic Feet

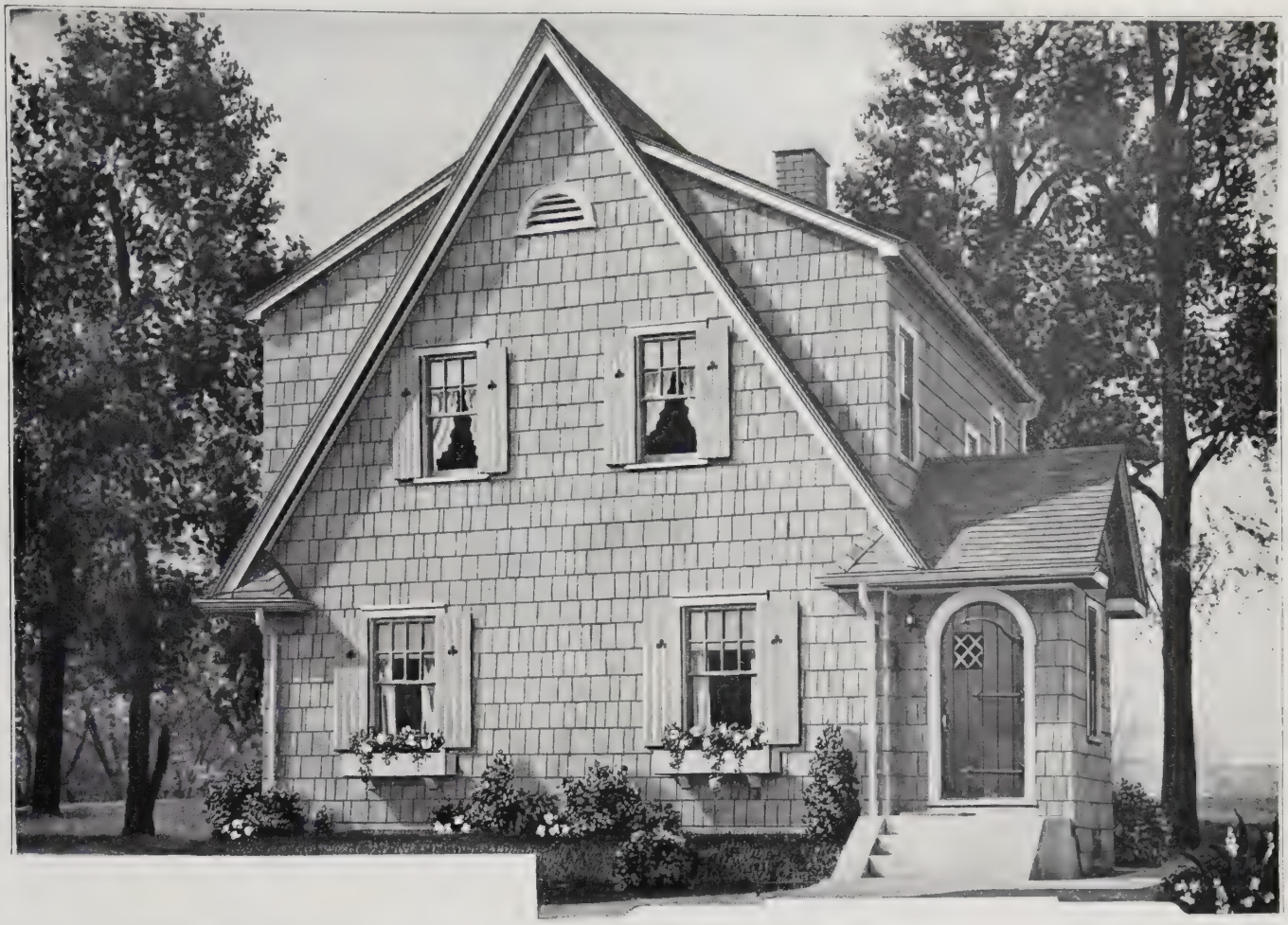
WHILE comparatively inexpensive to build, this home satisfies the most minute requirements of the average American family. Attractive in design and layout, this home comes in for wide approval. The interior was planned to insure happy, contented comfort, convenience and plenty of healthful light and fresh air.

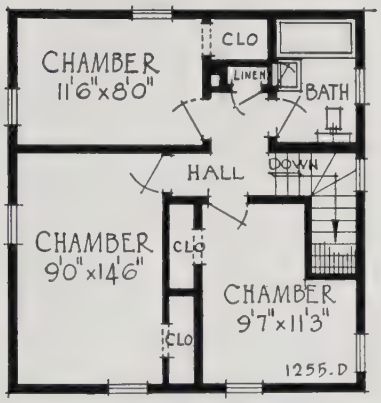
DIMENSIONS

Size of main building	24'0"x26'0"
Size over all	27'6"x39'6"
Ceiling height, 1st floor	8'6"
Ceiling height, 2nd floor	8'0"
Height of basement	7'0"

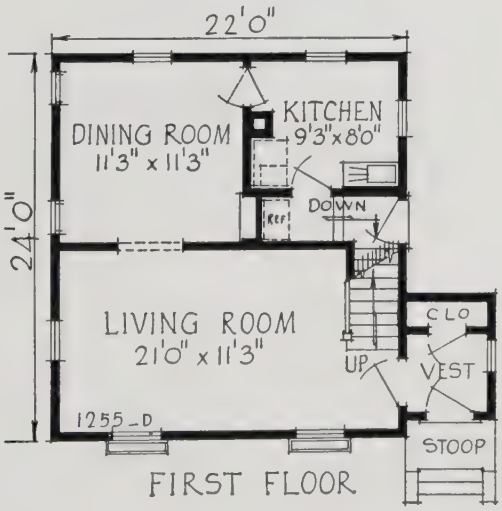
Alternate Exterior Design for Same Floor Plan. Designated as Plan B.







SECOND FLOOR



FIRST FLOOR

DESIGN 1255-D

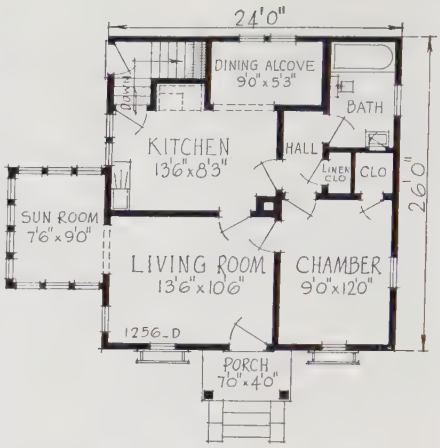
15,200 Cubic Feet

IN this effective design you see a home that is justly popular because it is roomy, as well as economical, although the size is modified to permit the greatest economy of materials. Herein is full measure of home comfort. All rooms are large, convenient and provided with plenty of healthful light. Whether you are building a home to live in or for investment, here is a house that will answer every requirement at a very low cost.

DIMENSIONS

Size of main building	32'0"x24'0"
Size over all	30'8"x29'0"
Ceiling height, 1st floor	8'8"
Ceiling height, 2nd floor	8'6"
Height of basement	7'0"

The Garage Is Designed to Match the Above Home.



4 Rooms, Sun Room and Bath

Accurate Plans Will Save You Money When Building Your Home

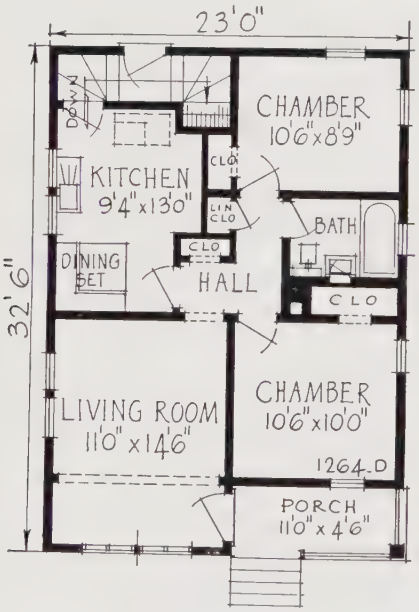
DESIGN 1256-D

13,200 Cubic Feet

SUPERBLY designed this bungalow will grace the most exclusive communities. Inside space and living comfort is available in all rooms. This design, we are assured, will satisfy the most fastidious and practical housewife, who, when all points are considered, is the one who should decide the conveniences and general arrangement of the interior.

DIMENSIONS

Size of main building	**24'0"x26'0"**
Size over all	**35'8"x35'6"**
Ceiling height	**9'0"**
Height of basement	**7'0"**

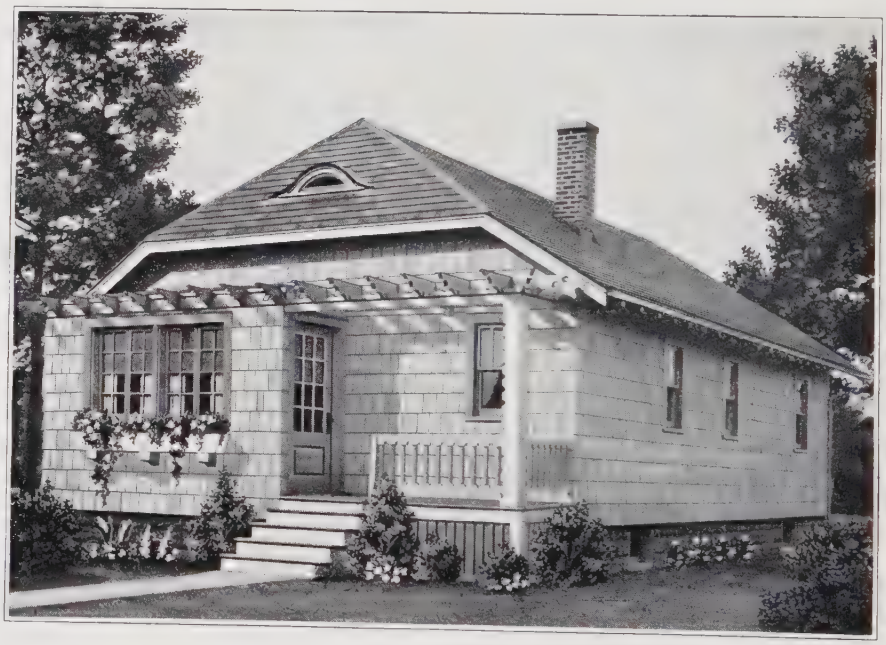


4 Rooms and Bath

We Make Plans to Order for You

DIMENSIONS

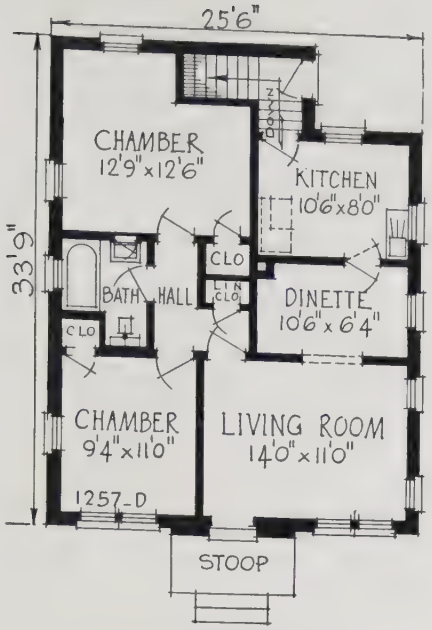
Size of main building	**23'0"x32'6"**
Size over all	**27'6"x37'0"**
Ceiling height	**8'6"**
Height of basement	**7'0"**



DESIGN 1264-D

12,700 Cubic Feet

A PLAN for the man who wishes to use strict economy in selecting his home; a plan to consider if he builds either in town or in the country. The compact arrangement of the rooms of this little house is what makes it a big one. There are four good-sized rooms with plenty of windows. The interior is pleasant, homelike and comfortable.



5 Rooms and Bath

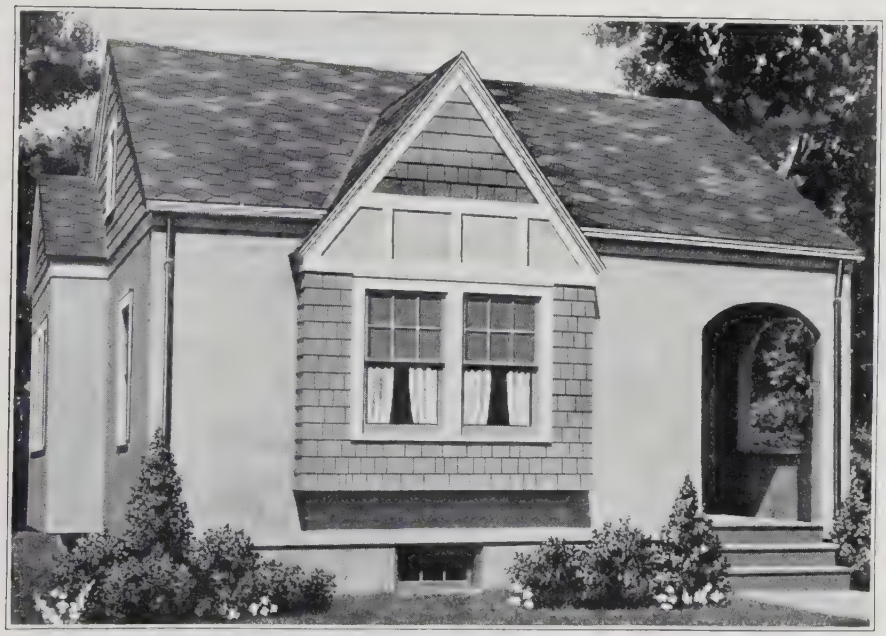
DESIGN 1257-D

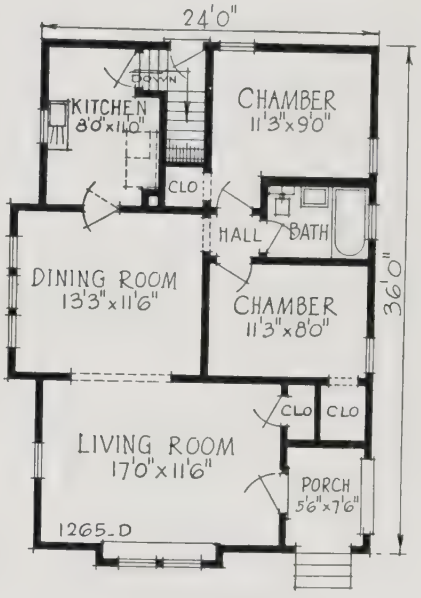
15,400 Cubic Feet

DIMENSIONS

Size of main building	**25'6"x33'9"**
Size over all	**26'6"x41'0"**
Ceiling height	**8'6"**
Height of basement	**7'0"**

WHEN all is said and done a home should have a style of its own, something to set it apart from its neighbors. This design has this elusive quality. It is a bungalow that will be remembered by those who see it. The interior arrangement is a happy one, each room being apart by itself. This plan can be rearranged for second floor rooms.





5 Rooms and Bath

DESIGN 1265-D

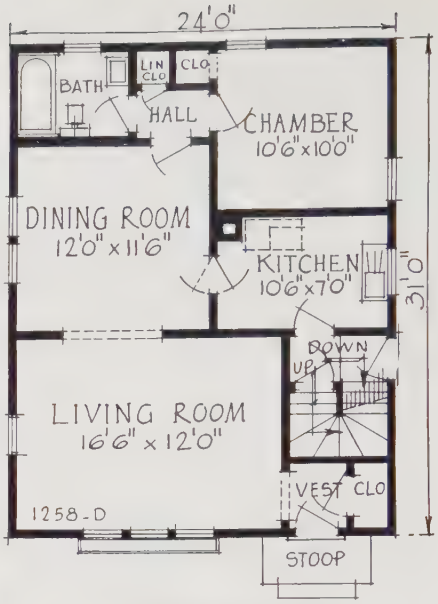
16,900 Cubic Feet

EXAMINE closely the picture of this home. It is bright, homelike, artistic and inviting—all that one would desire. The entire building is a creation of symmetrical design. The stucco walls with the shingled gables and bay are effective in producing this bungalow home. Five large rooms are planned for the interior. This simple arrangement of rooms is offered as being the most economical and the most convenient for your money.

Your Home Demands the Best Possible Plan to Fit Your Needs.

DIMENSIONS

Size of main building	**24'0"x36'0"**
Size over all	**26'8"x39'0"**
Ceiling height	**9'0"**
Height of basement	**7'0"**



4 Rooms and Bath

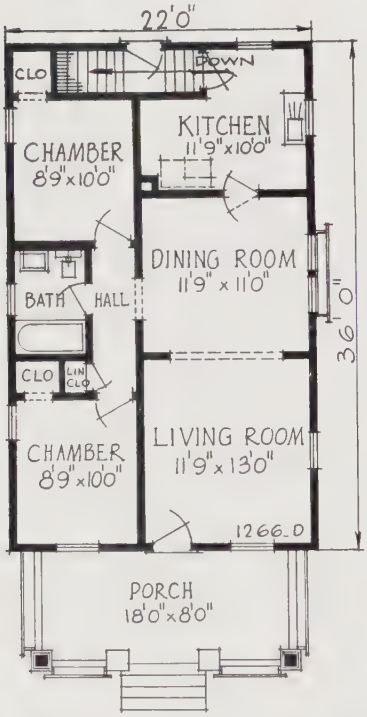
DESIGN 1258-D

13,700 Cubic Feet

THE busy housewife will appreciate the floor arrangement of this design as, all rooms are located on one floor which makes housework easier. The kitchen is convenient and arranged in a modern manner. The exterior is pleasing. This is a home that can be erected at a minimum cost. A stairway to attic permits of future rooms if desired.

DIMENSIONS

Size of main building	**24'0"x31'0"**
Size over all	**27'0"x36'6"**
Ceiling height	**8'6"**
Height of basement	**7'0"**



5 Rooms and Bath

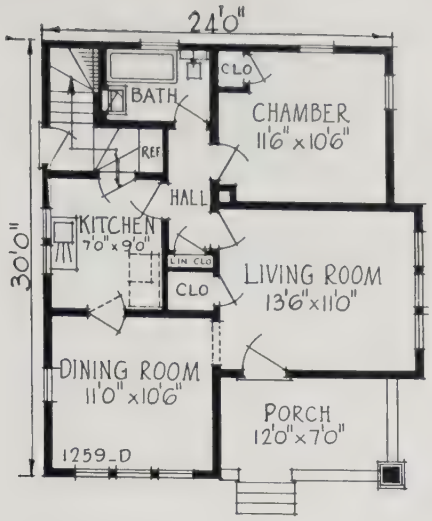
DIMENSIONS

Size of main building	**22'0"x36'0"**
Size over all	**25'6"x49'0"**
Ceiling height	**8'4"**
Height of basement	**7'0"**

DESIGN 1266-D

14,800 Cubic Feet

THE beauty of this bungalow lies in the simplicity of its lines and the low, broad roof with its wide overhanging eaves. The broad front porch, that spacious living room and the convenience offered by the general arrangement of rooms place this home in a class by itself. This type of design is very popular in all sections of the country.



4 Rooms and Bath

These Homes Are Practical and Have Proven so in Actual Construction.

DIMENSIONS

Size of main building	**26'0" x 30'0"**
Size over all	**29'0" x 33'6"**
Ceiling height	**8'6"**
Height of basement	**7'0"**

DESIGN 1259-D

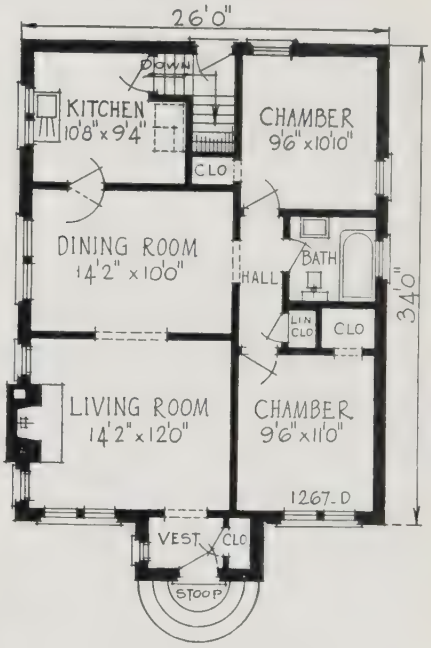
11,900 Cubic Feet

THE attractive front porch strikes the homelike note this bungalow possesses. This dwelling is as conveniently arranged, as sanitary, and as up-to-date as any high-priced mansion. What more could one want than this correctly designed and substantially built home? Note that the bathroom is convenient to all rooms.

DESIGN 1267-D

16,500 Cubic Feet

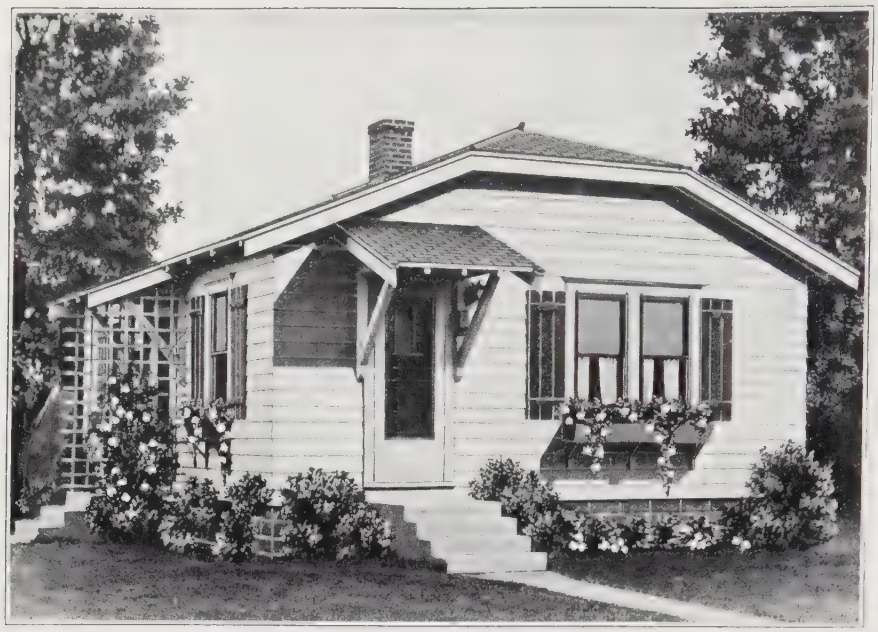
A BUNGALOW in brick that is permanent, appealing and exceedingly livable. The effective entrance is very inviting. Rooms within easy access of one another and the many modern conveniences which make for living comfort mark the inside. The arrangement provokes ideas for attractive furnishing. All in all a more livable bungalow would be hard to find.

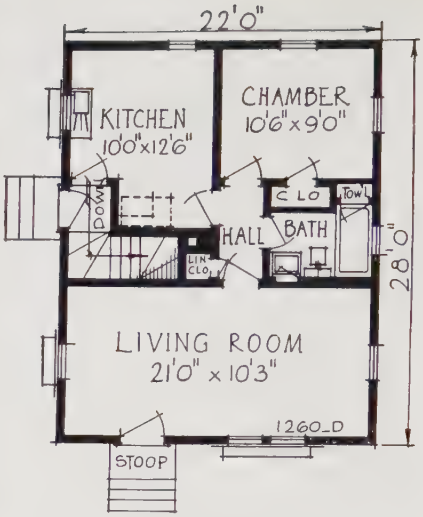


5 Rooms and Bath

DIMENSIONS

Size of main building	**26'0" x 34'0"**
Size over all	**29'8" x 44'0"**
Ceiling height	**8'8"**
Height of basement	**7'0"**





3 Rooms and Bath

We Can Help You
Build or Remodel

DESIGN 1260-D

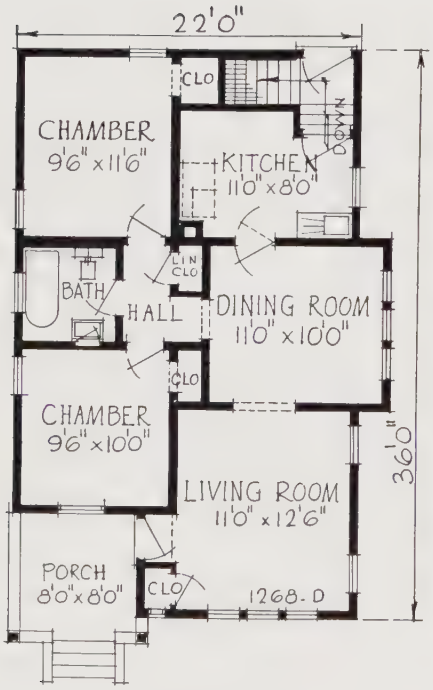
11,000 Cubic Feet

ALL the simplicity, all the natural beauty of the bungalow home is evidenced in the above picture. In such an environment life will be simple, well ordered and cheerful. The floor plan is compact and well arranged insuring maximum living comfort and efficiency at a minimum building cost.

Plenty of windows to insure plenty of air and sunlight are provided.

DIMENSIONS

Size of main building	22'0"x28'0"
Size over all	27'6"x34'0"
Ceiling height	8'6"
Height of basement	7'0"



5 Rooms and Bath

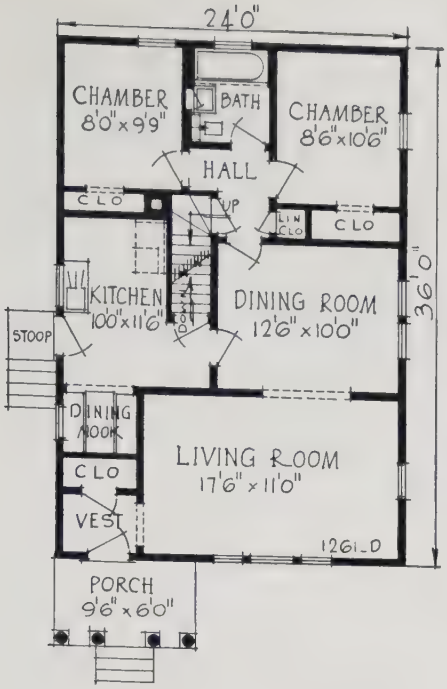
DIMENSIONS

Size of main building	24'0"x36'0"
Size over all	28'0"x41'6"
Ceiling height	8'6"
Height of basement	7'0"

DESIGN 1268-D

14,200 Cubic Feet

THIS illustrates one of the popular types of American homes. Simple in line, yet attractive with floor arrangements that are practical, convenient and economical. The ideal plan for those who entertain their friends, as the living room and the dining room are large. In home comfort this home will rank with the most pretentious, yet the cost is comparatively low.



5 Rooms, Bath and Dining Nook

DESIGN 1261-D

16,100 Cubic Feet

A BUNGALOW deserving of its popularity. It is surprising to find out just how inexpensively homes of this type can be built. Then there is the convenience of having all the rooms on one floor. This presents a strong argument for owning your home. This plan provides for a convenient stairway to the attic where future rooms can be built.

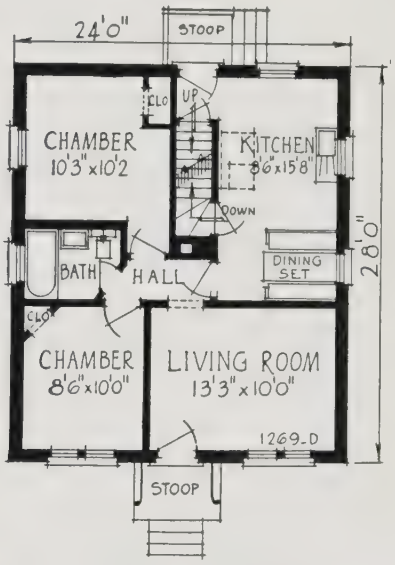
DIMENSIONS

Size of main building	**24'0"x36'0"**
Size over all	**27'0"x46'0"**
Ceiling height	**8'6"**
Height of basement	**7'0"**

DESIGN 1269-D

11,500 Cubic Feet

THE picture tells the story. A simple, yet effective and substantial home of brick for exterior walls. A well designed home to last for generations. An abundance of helpful sunshine is provided by the generous use of windows throughout the entire structure. Rooms can be provided on the second floor for future use.



4 Rooms and Bath

If Reversed Plans are Desired, Ask us for Particulars

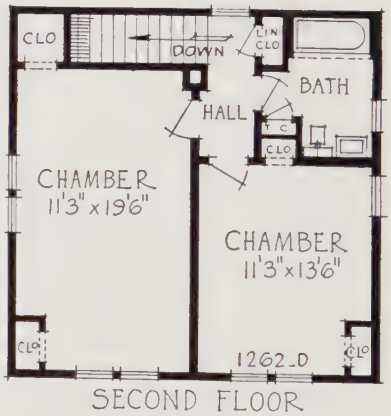
DIMENSIONS

Size of main building	**24'0"x28'0"**
Size over all	**25'6"x38'0"**
Ceiling height	**8'6"**
Height of basement	**7'0"**

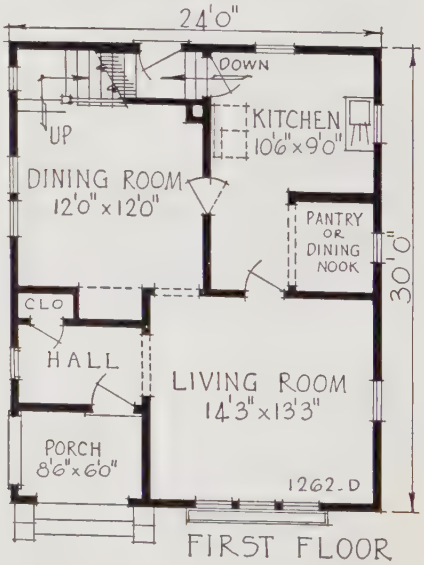
DESIGN 1262-D

17,200 Cubic Feet

SIMPLE, yet attractive and homelike, this substantial home demands the immediate attention of him concerned with the financial problem of furnishing a desirable home for his family at the minimum cost. This home offers all the attractions and conveniences required by the economical builder. The interior arrangement, downstairs and up, will meet the housewife's most fastidious requirements.



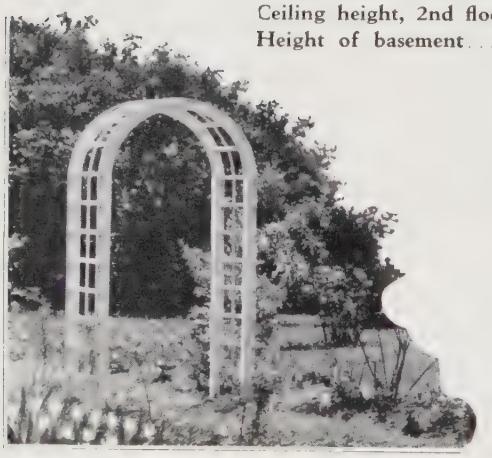
SECOND FLOOR



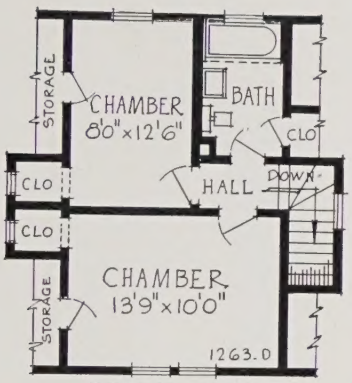
FIRST FLOOR

DIMENSIONS

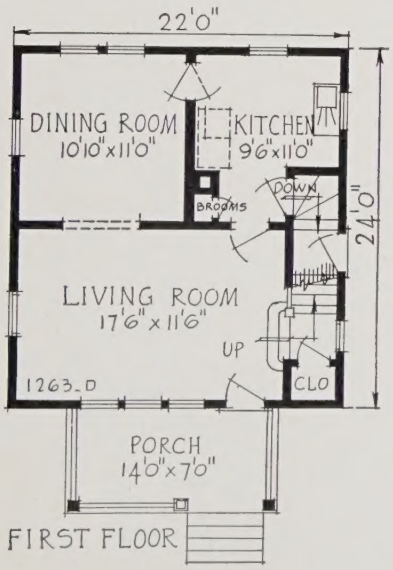
Size of main building	**24'0" x 30'0"**
Size over all	**27'6" x 33'8"**
Ceiling height, 1st floor	**8'6"**
Ceiling height, 2nd floor	**8'0"**
Height of basement	**7'0"**



A Graceful Trellis Will Do Much to Beautify the Garden.



SECOND FLOOR



FIRST FLOOR

DESIGN 1263-D

13,400 Cubic Feet

THE simple lines and good proportions of this popular American home are well set off by the broad front porch. Homes of this type offer most for the money expended. In every sense this is a compact, comfortable, space-saving design. This is a good all year house in practically every section of the country. It is specially desired for a narrow lot, yet the plan offers large rooms conveniently placed and an abundance of closet room.

DIMENSIONS

Size of main building	22'0"x24'0"
Size over all	23'6"x35'0"
Ceiling height, 1st floor	8'6"
Ceiling height, 2nd floor	8'0"
Height of basement	7'0"

Alternate Elevation for the Same Floor Plan. Designated as Plan B.